



Sarjeant Court, Rothwell Kettering **Leasehold** £125,000 O.I.E.O.

**Pattison
Lane**

Key Features

 2  1  C  B

- Ground Floor Apartment
- Communal Gardens
- Two Bedrooms
- Open Plan Living room / Kitchen
- Secure Gated Parking

An exceptional opportunity to acquire a charming two-bedroom apartment, perfectly positioned on the ground floor of the highly attractive and sought-after Sergeants Court. Offered to the market with vacant possession and no onward chain, this residence promises a swift and seamless transaction.

The prime, central location is unparalleled: discreetly nestled just moments from the bustling Market Square, the owner benefits from immediate, effortless access to the vibrant retail and leisure amenities of this sought-after market town.



Further enhancing its desirability are the highly valued benefits of secure, allocated off-road parking and access to a tranquil communal garden, providing a peaceful retreat.

We believe this property represents an outstanding purchase, whether as an ideal first step onto the property ladder or as a convenient, cost-effective alternative to a traditional bungalow. Early viewing is strongly advised.

The accommodation comprises:

ENTRANCE HALL

LOUNGE /KITCHEN 14'4 narrowing to 10'9 x 12'6 narrowing to 9' (4.36m narrowing to 3.27m x 3.81m narrowing to 2.74m)

BEDROOM 12' x 7'5 plus recess (3.65m x 2.26m)

BEDROOM 6'9' x 9' (2.05m x 2.74m)

BATHROOM

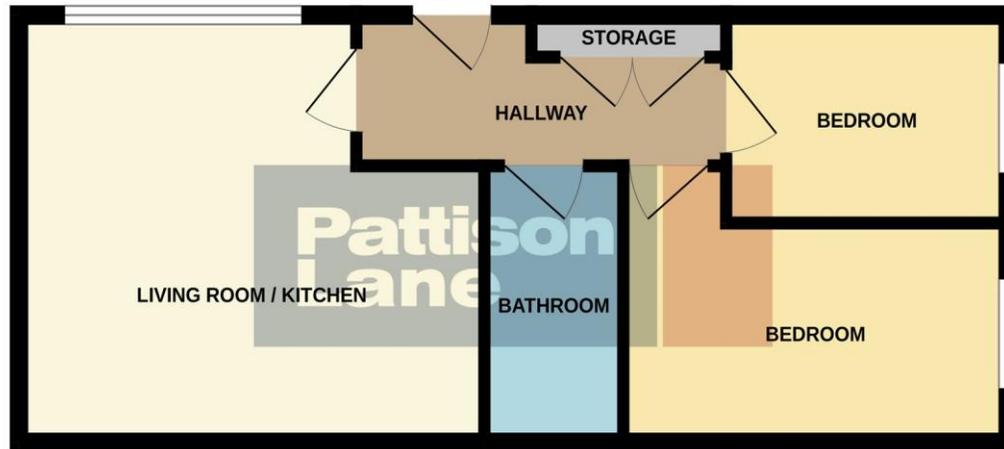
OUTSIDE

COMMUNAL GARDEN

SECURE GATED OFF ROAD PARKING



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTE:

Length of lease - 999 from 1 January 2002

Annual Ground Rent - £25.00

Annual Service Charge - £1080

To view this property call Pattison Lane on:
01536 524425

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

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 SCAN ME



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