

# HENDERSON CONNELLAN

ESTATE AGENTS

Aspen House, Station Road Kettering NN15

“Prime Location”

## "Prime Location"

For this fantastic apartment commanding an elevated position on the second floor with stunning views over Kettering. The interior benefits from electric heating, security entry system, lift to the second floor and double glazing to include an entrance hall, kitchen/dining/living room with select integrated appliances – a great social space.

There are two double sized bedrooms and a well-appointed bathroom. The location provides ultra convenient Urban Living with Parks, Restaurant/Cultural Quarter, and mainline railway a short walk away, the latter connecting St Pancras in under an hour!

- Electric heating
- Double glazed windows
- Entrance hall with useful storage cupboard
- Kitchen/Living/Dining room - a fabulous open space. The kitchen area has a range of base and eye level units, single bowl and drainer sink with monobloc tap inset to roll top surfaces, integrated oven and four ring electric hob with extractor, recess for washing machine and space for fridge/freezer (available by separate negotiation). The living/dining space is a great size
- Two good sized bedrooms both of which are double in size
- Bathroom with low level WC, pedestal wash hand basin with monobloc tap, panel enclosed bathtub with shower and glass shower screen

Outside there is allocated parking for one car.

**Kitchen/Living Room** - 6.2m x 3.73m (20'4" x 12'3")

**Bathroom** - 2.13m x 1.83m (7'0" x 6'0")

**Bedroom One** - 4.27m x 3.05m (14'0" x 10'0")

**Bedroom Two** - 4.98m x 1.83m (16'4" x 6'0")

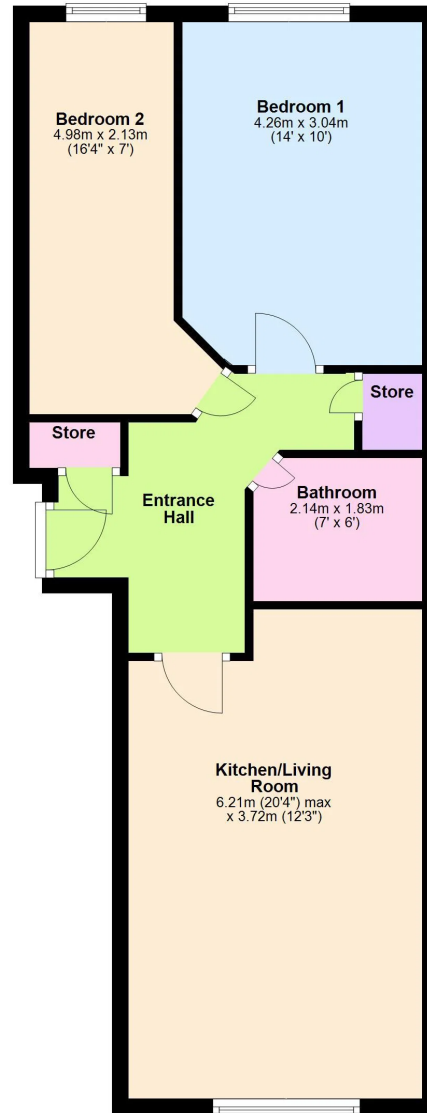
- Electric Heating
- Double Glazed Windows
- Two Bedroom Flat
- Close To Train Station
- Open Plan Living/Dining/Kitchen
- Allocated parking for One Car
- EPC RATING: C
- COUNCIL TAX: B
- Lease - 125 years from 2003
- Service charge - £2593.52 pa Ground Rent - £150pa

**Tenure:** Leasehold





**Apartment**  
Approx. 59.2 sq. metres (637.3 sq. feet)



Total area: approx. 59.2 sq. metres (637.3 sq. feet)



Henderson Connellan Kettering office 01536 417888 [ketteringsales@hendersonconnellan.co.uk](mailto:ketteringsales@hendersonconnellan.co.uk)

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

