



44 Proclamation Avenue, Kettering, NN14 6GY £925 Per Month



**** AVAILABLE IMMEDIATELY **** Offering to the rental market is this well presented two bedroom second floor apartment ideally situated in a quiet residential area of Rothwell with a wealth of local amenities just a short walk away.

Access into the building is via an intercom system and communal doors leading to the first floor apartments with stairs leading up to the top floor. The property is then entered into the hallway, which has access to all living accommodation. The spacious living room/dining room has a juliet balcony to the front of the property and open plan access into the kitchen, which features a range of wood effect eye and base level units with an integrated oven, four ring hob with extractor hood over, fridge/freezer, washer/dryer and plumbing for a dishwasher.

Both bedrooms are double in size with the first bedroom benefitting from an ensuite, which is fitted with a white three piece suite comprising a low level wc, walk-in shower cubicle and pedestal wash hand basin. The modern main bathroom is fitted with a pedestal wash hand basin, low level wc, bath with shower over and chrome towel rail.

