



Orient House Cobden Street
Kettering, NN16 8DX



Simpson & Partners

**** NO CHAIN **** 25% SHARED OWNERSHIP ****

This superb larger than average two bedroom second floor apartment is offered with 25% Shared Ownership and extends to approximately 731sqft. Ideally positioned within walking distance of both the town centre and Kettering General Hospital, the property benefits from double glazing throughout and offers the convenience of a lift to all floors. Additional features include a security intercom system and secure off road parking for residents.

The well-planned accommodation comprises a communal hallway, a stairwell or the lift provide access to the entrance hall. The heart of the home is the superb kitchen/dining/living room which boasts part vaulted ceilings and enjoys pleasant views over Kettering's skyline. The superb 20' main bedroom also features part vaulted ceilings, adding a sense of space and character. Bedroom two is currently being used as a sitting room, demonstrating the versatility of the space, and the accommodation is completed by a three piece bathroom suite.

An internal viewing is highly recommended to fully appreciate all that this superb apartment has to offer.

Lease Details: 99 years from and including 1 July 2008

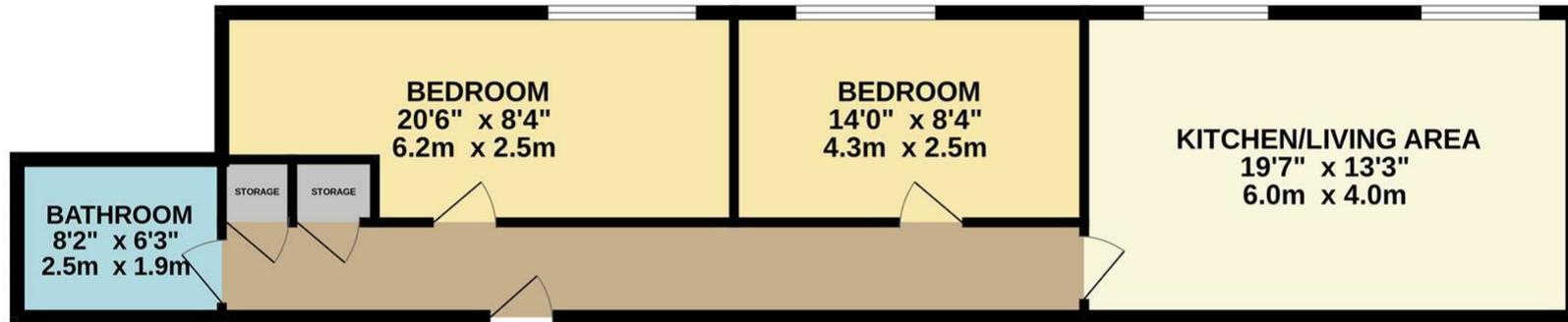
Rent: £222.83 pcm on remaining share

Service Charge: £183.81 pcm

Offers In The Region Of £40,000



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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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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