



25 Queensberry Road

Kettering, Northamptonshire NN15 7HL



**Simpson & Partners**

This one bedroom ground floor apartment is situated on a highly desirable road within a stone's throw from the London St Pancras and Midland Mainline Station. This delightful property, available with No Onward Chain is also within walking distance of the town centre and Kettering General Hospital is a short distance away.

The accommodation begins with a welcoming communal hallway and an entrance hall that leads to a charming living room featuring a magnificent bay window with some stained glass panels. The kitchen comes complete with built-in appliances which is open plan to the living room.

The 13' bedroom benefits from fitted shelving, while the bathroom features a white three piece suite. Throughout the property, you'll notice the preservation of period features that blend seamlessly with modern comforts.

Additional benefits that set this property apart include access to well-maintained communal gardens, perfect for relaxation during warmer months and allocated off-road parking, providing convenience and security for residents and their guests.

The apartment's prime location offers unparalleled connectivity to London and beyond via the Mainline Railway Station, making it an ideal home for commuters or those who appreciate the vibrant energy of town living while enjoying the comfort of a characterful residence.

This property represents an excellent opportunity for first-time buyers, investors, or those looking to downsize to a manageable yet charming living space.

Lease Details - 99 Years From 1 January 1990. PLEASE NOTE THE OWNER IS PREPARED TO EXTEND THE LEASE.

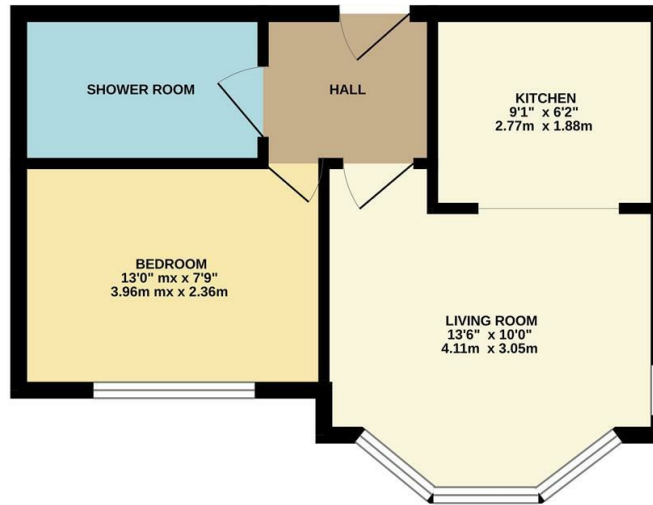
Council Tax Band B - Energy Rating E/43

Service Charge: £2,670pa - Ground Rent: £150.00pa

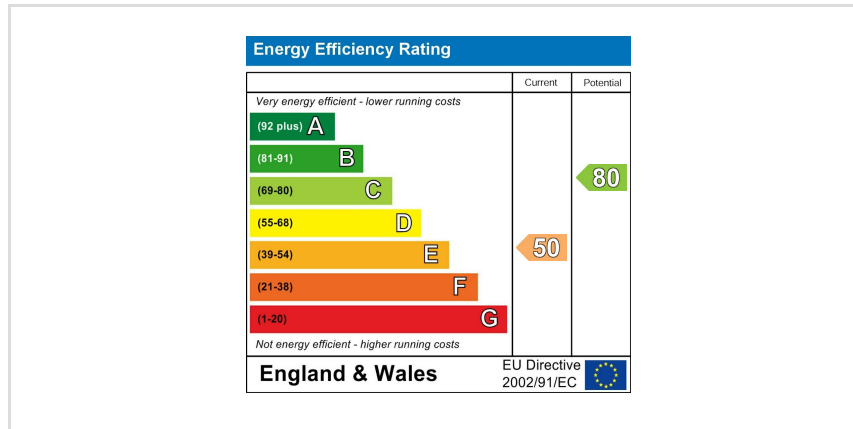
Price £95,000



GROUND FLOOR



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