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Havelock Street , Kettering, NN16 9PZ

£125,000



Prime Choice Kettering are delighted to offer to the market this rarely available and well-presented two-bedroom duplex apartment, forming part of an attractive factory conversion and offering spacious, characterful accommodation arranged over two floors. The property also benefits from a lease that has been paid through to June 2027, offering added value and peace of mind for the new owner.

The property briefly comprises an entrance hall leading through to a bright and airy living room, enhanced by large factory-style windows which allow plenty of natural light to flood the space. The kitchen has been refitted and offers a good range of modern wall and base units with ample worktop space. It is fitted with an integrated oven and gas hob with extractor hood over, a built-in fridge freezer, and space for a washing machine. The room also comfortably accommodates a dining table, creating a practical kitchen/dining space ideal for everyday living.

To the lower level are two well-proportioned double bedrooms, a useful large storage cupboard, and a separate shower room, creating a practical and versatile layout.

Further benefits include UPVC double glazing, gas radiator central heating, allocated parking space for two vehicles, a small courtyard-style front garden, and the lease having been paid through to June 2027.



Entrance Hall

The hall at the top of the stairs acts as a small landing area connecting the lounge, kitchen, and bathroom. It helps separate the living spaces while maintaining easy movement between them.

Lounge

13'03" x 11'06" (4.04m x 3.51m)

The lounge is great size and benefits from good natural light. It provides a fantastic space for relaxing, or entertaining guests.

Kitchen

10'0" x 11'01" (3.05m x 3.38m)

A spacious and well-appointed kitchen with ample fitted wall and base units providing excellent storage. The room benefits from extensive worktop space, an integrated oven and gas hob with extractor hood, and a built-in fridge freezer, as well as space for a washing machine. Large windows allow plenty of natural light, creating a bright and welcoming environment. The layout comfortably accommodates a dining table, making it an ideal space for everyday dining and social gatherings.

Bathroom

The bathroom is fitted with a modern suite comprising a low-level WC, pedestal wash hand basin and a panelled bath with mixer tap over. There is tiling to splash back areas, coving to the ceiling, and an extractor fan.

Bedroom One

10'04" x 11'06" (3.15m x 3.51m)

A spacious double bedroom with double glazed window to the front elevation.

Bedroom Two

11'03" x 11'08" (3.43m x 3.56m)

A spacious double bedroom with double glazed window to the rear elevation.

Shower Room

Modern fitted suite comprising a low-level WC, wall-mounted wash hand basin and a shower cubicle with shower.

Disclaimer Paragraphh

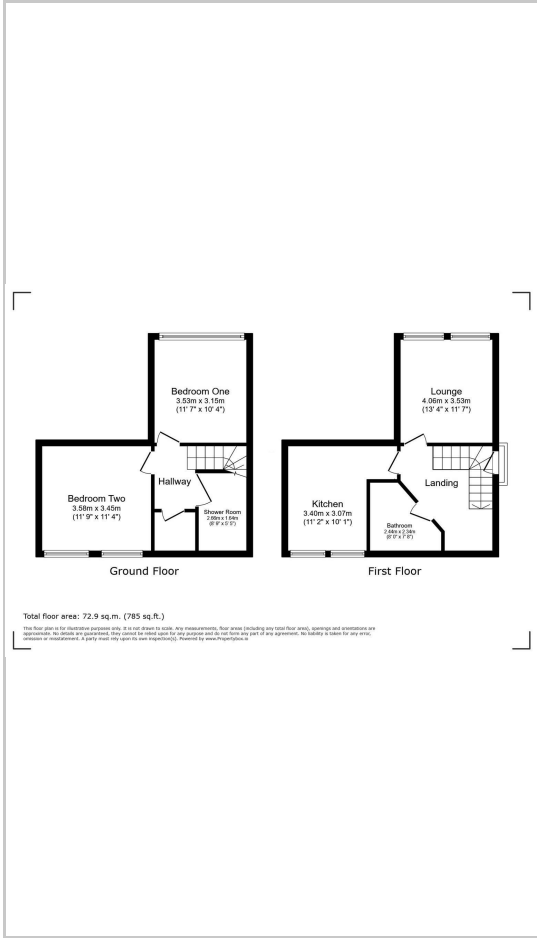
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- 2. Photographs: Some images may have been taken with a wide-angle lens to help show the space or layout.
- 3. Measurements & Fixtures: All sizes are approximate and for guidance only. Buyers should confirm before incurring costs. We have not tested any appliances or systems.
- 4. Title & Legal Checks: Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.
- 5. Offer Process: We may request proof of deposit or an Agreement in Principle when an offer is made, to ensure vendors are dealing with serious buyers. All information is treated in confidence.
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Area Map



Floor Plans



Energy Efficiency Graph

