Crown Apartments, Dryland Street, Kettering **Leasehold** £175,000 O.I.E.O.

Pattison Lane

Key Features

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- Three Bedroom Penthouse Apartment
- Master En-suite and a separate modern bathroom
- Circa 1,600 sq. ft. of beautifully presented accommodation
- Expansive Roof Terrace with artificial lawn and stunning views
- Refitted High-Spec Kitchen with all appliances included
- Secure Gated Parking with electronic remote access
- Prime Central Location within walking distance to all local amenities
- Main Line Rail Links and Main Road Links

circa 1,600 Sq Feet Occupying a commanding position with panoramic views across the town skyline-including a direct, picturesque outlook toward the church spire-this magnificent penthouse apartment offers a rare combination of sheer scale, modern luxury, and outdoor tranquillity.

Spanning approximately 1,600 square feet, this residence has been meticulously maintained and upgraded to offer a lifestyle of effortless sophistication.

The Living Space
The heart of the home is an expansive, open-plan lounge and dining room. Flooded with natural light from multiple elevations, the space features elegant herringbone flooring and provides a seamless flow for both daily living and grand-scale entertaining. Directly accessible from the living area is the private roof terrace. A true urban oasis, this outdoor space is large enough for full-sized alfresco dining sets or sun loungers, offering a secluded spot to enjoy the sunset over the horizon.

Gourmet Kitchen
The kitchen has been masterfully refitted to a high specification. It boasts sleek, handleless cabinetry, premium marble-effect worktops, and a full suite of integrated appliances. The layout is as functional as it is stylish, designed to satisfy the most demanding of home chefs.

Bedrooms & Versatile Spaces
Master Suite: An impressive sanctuary featuring generous proportions, fitted wardrobes, and a dedicated modern en-suite shower room finished with contemporary tiling and fixtures.

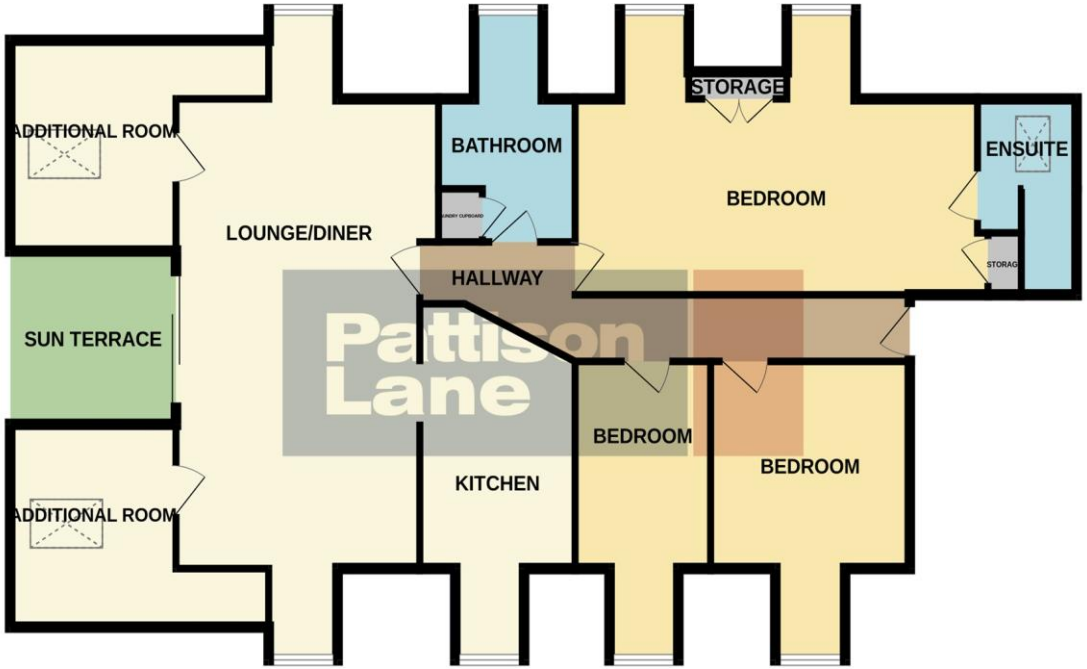
Two Further Bedrooms: Well-appointed and spacious, served by a pristine principal family bathroom including a laundry cupboard with both washing machine and tumble dryer.

Additional Eaves Rooms: Unique to this penthouse are two further rooms located in the eaves. While subject to height restrictions, these serve as invaluable "bonus" spaces, perfect for a home office, hobby room, or climate-controlled storage.

Security & Parking
Peace of mind is paramount, with the property benefiting from secure garage-style parking. Access is provided via a remote-controlled electronic gated entrance, ensuring both privacy and convenience in a central location.

Properties of this stature and finish are exceptionally rare to the market. An early internal viewing is essential to fully appreciate the space and quality on offer.

1600 sq.ft. (148.6 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.6 sq.m.) approx.

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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The accommodation comprises:

OPEN PLAN LIVING / DINING ROOM 24'2 plus bay x 14'7 max (7.36m x 4.44m)

BALCONY

KITCHEN 8'8 max x 13'8 max (2.64m x 4.16m)

BEDROOM ONE 10'1 plus bay x 18'10 max (3.07m x 5.74m)

EN SUITE

BEDROOM TWO 11'1 x 10'2 plus bay (3.37m x 3.09m)

BEDROOM THREE 7'6 max x 12'2 max (2.28m x 3.70m)

BATHROOM

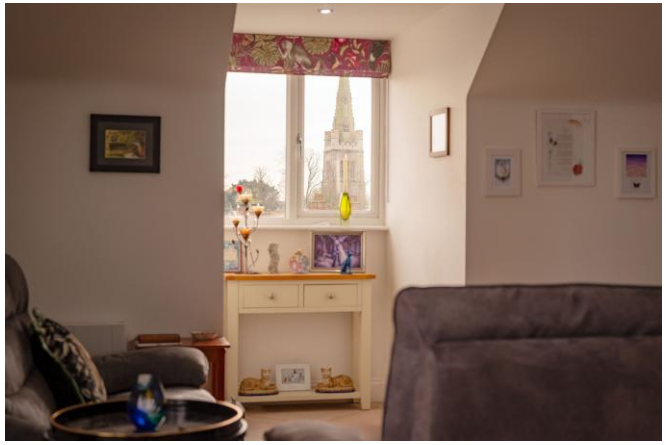
OUTSIDE

OFF ROAD PARKING / GARAGE (Shared)

AGENTS NOTE:
Length of lease - 125 years lee one day from 1 January 2004
Annual Ground Rent - £350.00
Annual Service Charge - £2649.28
There are two additional rooms shown on the floorplan with restricted head height.

Agents Note
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

To view this property call Pattison Lane on: **01536 524425**



Selling your property?

Contact us to arrange a FREE home valuation.

01536 524425

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SCAN ME

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