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Havelock Mews, Havelock Street, Kettering

BELVOIR!

£145,000 Leasehold

EPC Rating C. Council Tax B.





Situated within easy reach of Kettering town centre, this spacious and individual three-bedroom apartment offers well-proportioned accommodation arranged over two levels, combining practical modern living with the character and history of Kettering's traditional shoe-making heritage.

The apartment is set within a characteristic building that reflects the town's rich industrial past and its renowned boot and shoe trade.

The apartment comprises a good-sized kitchen, offering ample workspace and storage, together with a useful breakfast bar, a family bathroom and to the front a generous living room. The living room features two large windows which allow plenty of natural light to flood the room, creating a bright and welcoming space.

Stairs lead down to the lower basement level, where you will find three bedrooms, offering flexible accommodation for families, professional couples or those requiring additional space for a home office. This level is completed by a further family bathroom.

Externally, the property benefits from a private car park to the rear, with an allocated parking space.

Ideally positioned close to Kettering town centre and its range of shops, cafes, restaurants and everyday amenities, this is a fantastic opportunity to purchase a distinctive apartment offering generous accommodation, convenient parking and a fascinating connection to Kettering's industrial heritage.

Entrance Hall

Door to the front, stairs descending downstairs to all bedrooms, wooden spindle banister rails, door to kitchen, living room and main bathroom.

Living Room

4.25m x 3.91m (13'11" x 12'10")

Two large windows to the front aspect, radiator, carpet flooring.

Kitchen

3.83m x 2.78m (12'7" x 9'1")

Two large windows to the rear aspect, a range of wall and base units with work surfaces over and splashback tiling to sensitive areas. Wall mounted combi boiler, built in oven, hob and extractor, radiator. Space and plumbing for appliances. Breakfast bar.





Bathroom
3.16m x 1.86m (10'5" x 6'1")
Panel bath with electric shower over, wall tiling, pedestal sink, low level WC, radiator, large obscure glass window to the side aspect.

Lower Hallway
Doors to all bedrooms and shower room. Stairs rising to the main living areas.

Bedroom One
5.45m x 3.16m (17'11" x 10'5")
Two windows to the front aspect, radiator, carpet flooring.

Bedroom Two
3.6m x 2.83m (11'10" x 9'4")
Two windows to the rear aspect, radiator, carpet flooring.

Bedroom Three
3.07m x 1.76m (10'1" x 5'10")
Window to the rear aspect, radiator, carpet flooring.

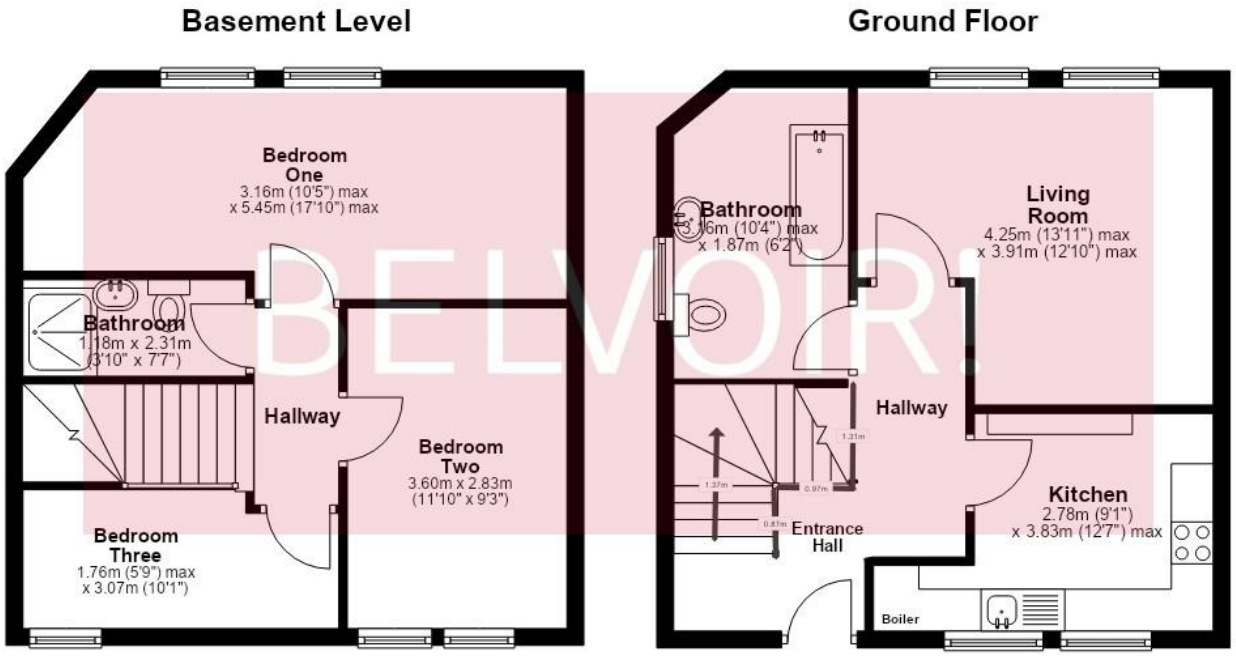
Shower Room
2.31m x 1.18m (7'7" x 3'11")
Low level WC, wall mounted hand wash basin, electric shower enclosed in a fully wall tiled shower cubicle with a glass door to the front. Extractor fan, radiator and PVC wall panels.

Outside
Allocated parking in private car park, access to the property is from the rear with steps rising to the front door.

Agents Notes
Lease 99 years from 24 June 2002
Ground Rent NIL
Current Service/Maintenance Charge - £1056.00 pa (£88 per month)
Reviewed in June

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Money Laundering Regulations: Buyers will be required to provide identification documents once an offer is accepted to complete anti-money laundering (AML) checks. A fee applies per person.



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Plan produced using PlanUp.





Contact us today to arrange a viewing...

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