

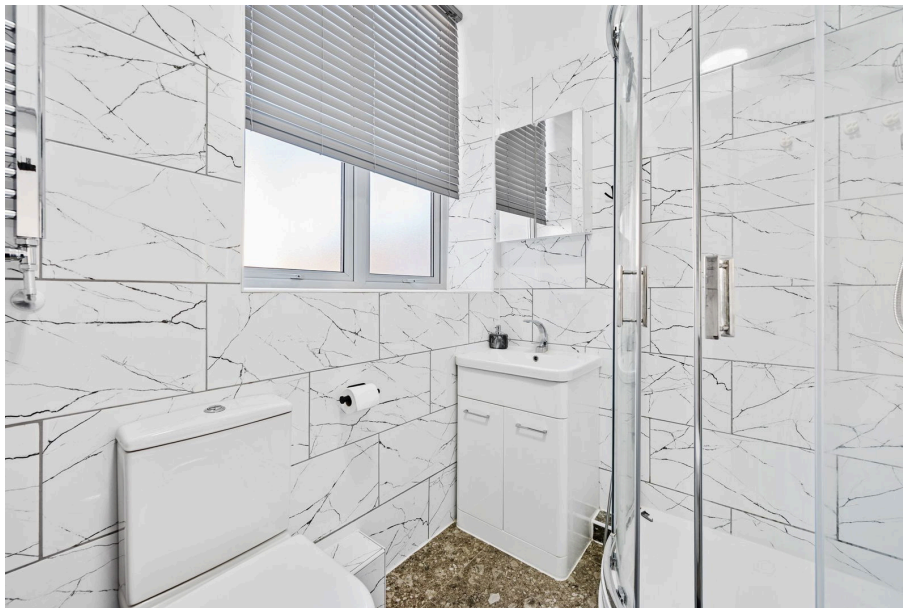


**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Avon Works, Avondale Road

## "Contemporary Ground floor Living"

3 2 1



## "Contemporary Ground floor Living"

Occupying the ground floor, with accommodation all on one level, this fabulous apartment offers a sprawling interior with a fusion of period and contemporary styling. The entrance hall leads to a free flowing kitchen/dining/living room with designer units, select integrated appliances and central island opening out the living and dining area with attractive feature wall. There is principal bathroom and three well-proportioned bedrooms the principal bedroom with en suite. Luxury finishes such as underfloor heating in the bathrooms demonstrate attention to detail, in addition to gas central heating and UPVC double glazing. Outside offers private parking via electric gates and well-kept communal gardens perfect for outdoor living. The General Hospital, Mainline Railway and Town centre are all within easy reach.

**Kitchen/Dining/Living Room** - 5.84m x 5.77m (19'2" x 18'11")

**Bedroom One** - 4.32m x 2.62m (14'2" x 8'7")

**Ensuite** - 2.82m x 1.14m (9'3" x 3'9")

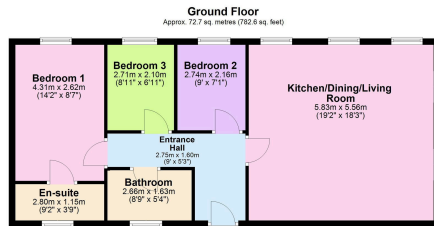
**Bedroom Two** - 2.74m x 2.13m (9'0" x 7'0")

**Bedroom Three** - 2.72m x 2.11m (8'11" x 6'11")

**Bathroom** - 2.77m x 1.63m (9'1" x 5'4")



- Ground floor apartment
- One allocated parking space
- Gated entry
- Communal courtyard space
- Lease 999 years from May 2005
- Ensuite
- Three bedrooms
- Service charge £100 pcm
- EPC RATING: C
- COUNCIL TAX: B



Total area: approx. 72.7 sq. metres (782.6 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

