



Princes Court, Princes Street, Kettering **Leasehold** £109,995

**Pattison
Lane**

Key Features

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- No Onward Chain
- Beautifully Presented Second Floor Flat
- Two Double Sized Bedrooms
- Single Garage With Parking
- Open Plan Living / Dining Room and Kitchen

Offering an exceptional opportunity for first-time buyers and investors alike, this well presented second-floor flat combines modern living with long-term peace of mind. Sold with the benefit of No Onward Chain and an impressive 962-year lease, this residence is truly "move-in ready."

The heart of the home is the open-plan living area, where natural light pours into a versatile space designed for both relaxed dining and effortless entertaining. The layout further comprises two generous double bedrooms, a contemporary family bathroom, and integrated storage solutions. Notable recent improvements include a newly installed electric fuse box, ensuring the property meets modern safety standards.



A rare advantage for a property of this style is the oversized single garage with above average head height providing ample off street parking.

Perfectly positioned in the heart of Kettering, you are just moments away from the vibrant town centre, local amenities, and excellent transport links.

Viewings are highly advised to appreciate all this property has to offer!

The accommodation comprises:

ENTRANCE HALL

KITCHEN / DINING / LIVING ROOM 14'9 max
11'10 max (L shaped room) (4.49m x 3.60m)

BEDROOM ONE 12'7 x 7'11 (3.83m x 2.41m)

BEDROOM TWO 8'6 x 9'3 (2.59m x 2.81m)

BATHROOM 5'4 x 7'1 (1.62m x 2.15m)

OUTSIDE

GARAGE 8'11 x 17'8 (2.71m x 5.38m) &
PARKING



GROUND FLOOR



AGENTS NOTE:

Length of Lease - 999 years from 1 June 1989

Annual Service Charge - £1200.00

Annual Ground Rent - £50.00

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206694 - 0009

