



## 24 Bowling Green Avenue

Kettering, Northants, NN15 7QJ

£825 PCM



IF YOU WOULD LIKE TO BOOK A VIEWING, PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO!

Available now!!

A spacious first floor flat with two double bedrooms situated close to Kettering Town Centre and Train Station.



Unfurnished accommodation: Entrance hall, lounge, kitchen, two double bedrooms, bathroom, outside storeroom. Energy Rating C. Council Tax Band A.

Situated within a small, block of just eight flats, this spacious first-floor apartment offers comfortable accommodation in a convenient residential location, close to Kettering town centre, local shops, schools and excellent transport links, including Kettering railway station and easy access to the A14.

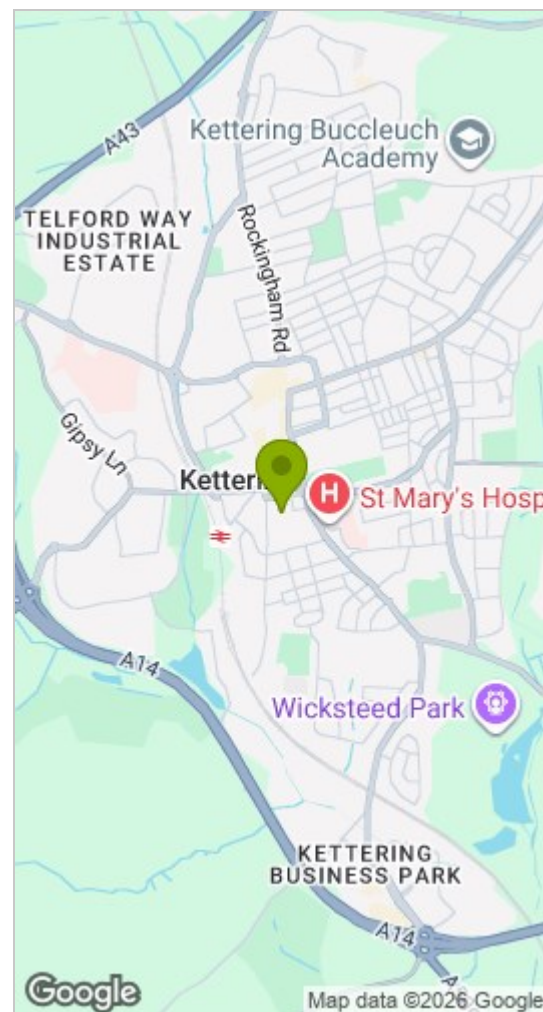
The property is accessed via a secure communal entrance shared by just four apartments, creating a quieter and more private environment. Internally, the accommodation comprises a welcoming entrance hall, a bright and spacious lounge with two front-facing windows allowing plenty of natural light, a fitted kitchen complete with a gas hob and electric oven, and direct access to the rear communal balcony. An external private storage cupboard provides useful additional storage space.

There are two generous double bedrooms, with one overlooking the front of the property and the second enjoying views across the residents' communal gardens. The bathroom is fitted with a modern white suite, including a shower over the bath with glazed screen and a heated towel rail.


To the rear of the building are well-kept communal gardens for the exclusive use of residents, providing a pleasant outdoor space to enjoy.

The property is offered unfurnished.

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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