Clarendon House, Station Road, Kettering **Leasehold** £150,000 O.I.E.O.

Pattison Lane

Key Features

2 1 B B

- Two Bedroom Apartment
- Allocated Parking Space
- Open Plan Lounge / Dining / Kitchen
- Walking Distance To Town Centre Amenities
- Great Access to Main Line Rail Links

Located just a few hundred yards from Kettering's mainline train station, this stylish apartment is exceptionally positioned for commuters and anyone looking to be within easy walking distance of the town centre.

Accessed via a communal hall featuring lift access, the property opens into a welcoming central hallway. The heart of the home is a bright, open-plan lounge and kitchen area fitted with modern units, an integrated oven, and an inset hob. The layout continues with two well-proportioned bedrooms-including a handy storage cupboard in the second bedroom-and a contemporary bathroom complete with a panelled bath and overhead shower.

Further enhanced by an allocated off-road parking space and modern fittings throughout, early viewing of this conveniently located property is highly recommended.

The accommodation comprises:

ENTRANCE HALL

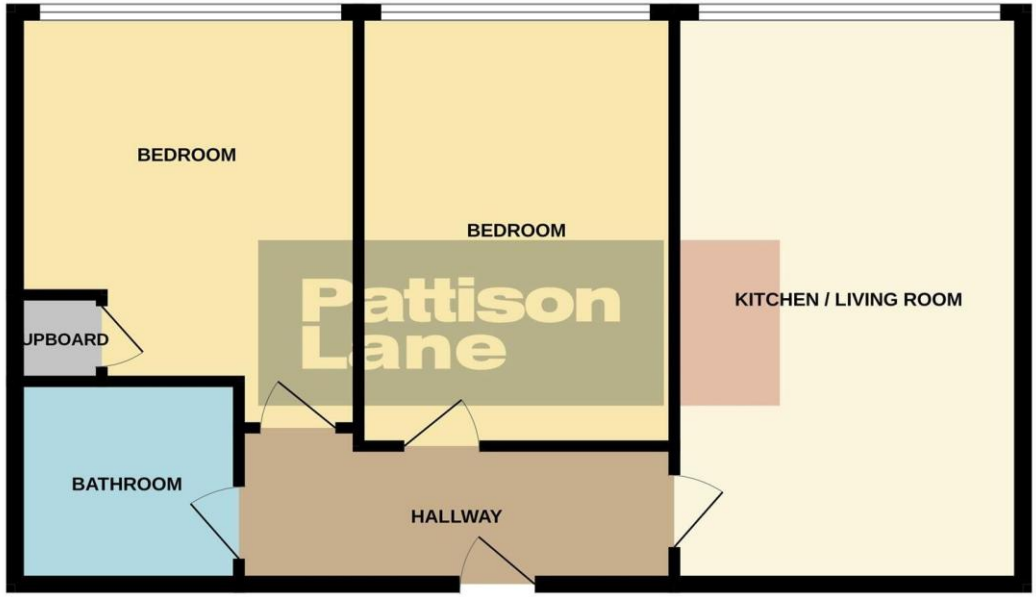
OPEN PLAN LOUNGE / DINING / KITCHEN18'9 x 11'7 (5.71m x 3.53m)

BEDROOM ONE 15' x 11'6 (4.57m x 3.50m)

BEDROOM TWO 13'7 x 11'5 (4.14m x 3.47m)

BATHROOM

OUTSIDE
Allocated Parking Space



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.
Made with Metropix ©2024

AGENTS NOTE:
Length of Lease - 130 years commencing on and including 1 November 2018
Annual Service Charge - £1080.00
Annual Ground Rent - £150.00

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

68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

kettering@pattisonlane.co.uk

www.pattisonlane.co.uk

SCAN ME

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: KPL207010 - 0005