



**Connells**

Abbots Way  
Kettering



### Property Description

This well-presented upper floor apartment offers a thoughtfully designed layout ideal for modern living. The property comprises two generously sized bedrooms, a bright and spacious living room, a separate kitchen, and a well-appointed bathroom. A central hallway connects all rooms, with Bedroom 1 enjoying direct access to a private balcony, perfect for relaxing outdoors. Residents benefit from communal parking, ensuring convenient and secure vehicle access.

The apartment is situated in a desirable area of Kettering, surrounded by a wealth of local amenities including Kettering General Hospital, Wicksteed Park, Kettering Train Station, and Newlands Shopping Centre. The area also offers a variety of restaurants, cafes, and pubs, making it ideal for those seeking both convenience and comfort in a vibrant community. This property is ideal for first-time buyers and investors looking for a well-connected and comfortable home with strong rental potential.

### Notice Of Offer

Property address: 60 Abbots Way, Kettering  
We advise that an offer has been made for the above property in the sum of £122,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Connells Kettering  
01536 411811



## Hallway

Built in cupboard.

## Living Room

14' 5" x 11' 10" ( 4.39m x 3.61m )

Bay window, door to the balcony.

## Kitchen

9' 2" x 6' 1" ( 2.79m x 1.85m )

Window, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with cooker hood, space for appliances, tiled splash areas.

## Bedroom One

10' 8" x 10' 2" ( 3.25m x 3.10m )

Sliding doors to the balcony, window.

## Bedroom Two

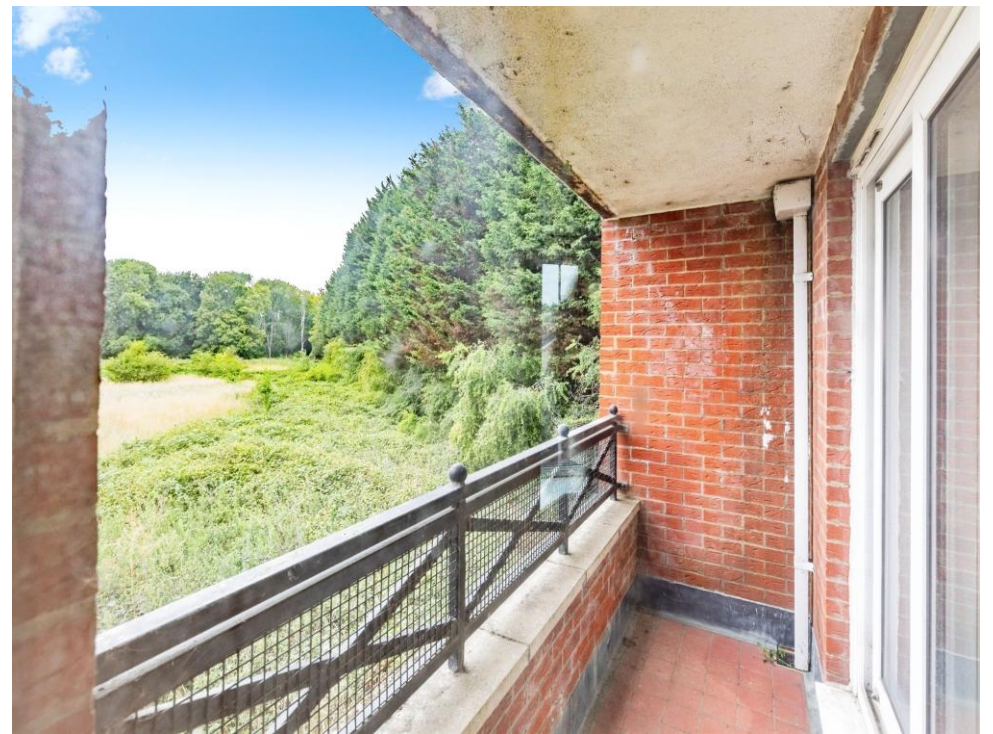
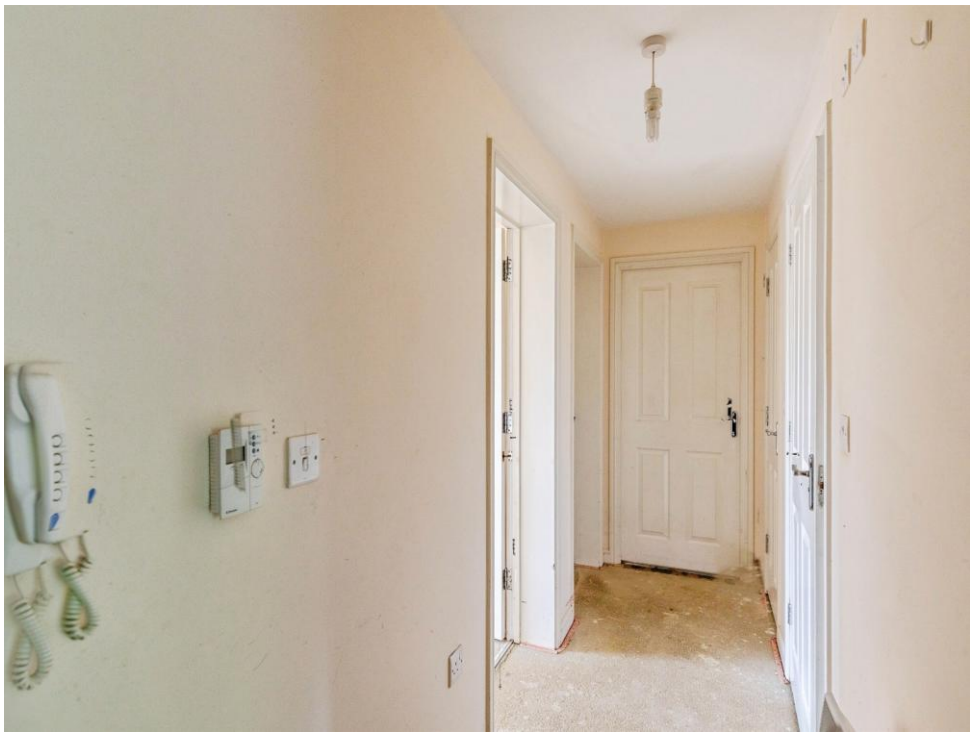
10' 2" x 7' 1" ( 3.10m x 2.16m )

Window, built in cupboard.

## Bathroom

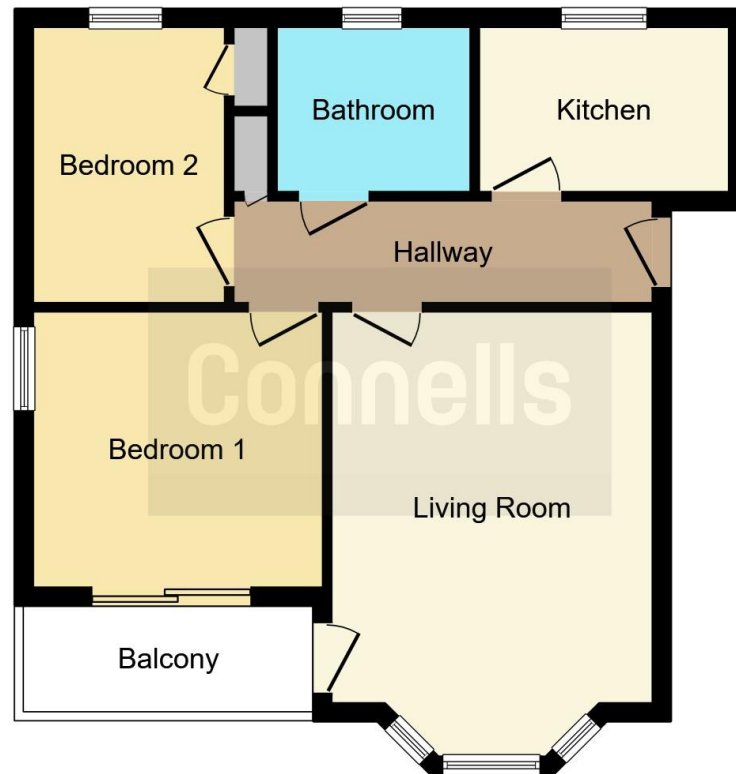
Window, bath with shower over, shower screen, wash hand basin, low level WC, chrome towel rail, extractor fan, tiled splash back.







SALE  
01536 411 811



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01536 411 811**  
**E [kettering@connells.co.uk](mailto:kettering@connells.co.uk)**

5 Montagu Street  
 KETTERING NN16 8XG

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1925.59

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KTT308106](http://connells.co.uk/Property/KTT308106)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: KTT308106 - 0009