



Kettering Road, Rothwell Kettering **Leasehold** £139,995

**Pattison
Lane**

Key Features

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250 Years remaining as of 01 Apr 2013

£150.00 Ground Rent pcm

Review due: Ask Agent

£1030.00 Service Charge pcm

Review due: 04/2027

- First Floor Two-Bedroom Apartment
- Beautifully Presented Throughout
- Open Plan Living / Dining Room
- Spacious Kitchen
- En-Suite to Master Bedroom

Welcome to the market this exceptionally presented two-bedroom, first-floor apartment situated in a highly sought-after enclave of Rothwell. Turnkey-ready and meticulously maintained, this home features fresh carpets and stylish, modern finishes throughout.

The property offers, a welcoming entrance hallway, providing access to all main living spaces



and built-in storage. A bright, and airy designed open plan living / dining room for effortless relaxing and entertaining. Fully equipped kitchen with clean cabinetry, integrated fridge freezer, and ample counter space. A spacious double room complemented by a private, modern en-suite. A second bedroom, suitable for a single bed, guest room, or dedicated home office. And a well-appointed family bathroom suite.

To the rear there is access to a well-kept communal rear garden and one designated allocated parking space. Ideal for professionals, first-time buyers, or investors seeking a convenient, low-maintenance lifestyle close to local shops, eateries, reputable schools, and excellent transport links.

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

Reached via communal entry to:

Entrance Hall

Living/Dining Room 11'8 x 11'11 max narrowing to 7'10 (3.55m x 3.63m narrowing to 2.38m)

Kitchen 8'8 x 8' (2.64m x 2.43m)



GROUND FLOOR



Bedroom One 11'11 max x 8'5 (3.63m x 2.56m)

En Suite 6'7 x 4'5 (2.00m x 1.34m)

Bedroom Two 7'2 x 8'5 max narrowing to 5'11
(2.18m x 2.56m narrowing to 1.80m)

Bathroom 7'11 x 6'2 (2.41m x 1.87m)

Outside

Allocated Parking

Communal Garden

Agents Note

Ground Rent currently £150 per annum
Service Charge £1030 per annum (paid half yearly
at £515)

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: KPL207105 - 0002

