



12 Lahnstein Court  
Kettering, NN16 0DR



**Simpson & Partners**

Situated within walking distance of Kettering town centre, with Kettering mainline station and Kettering General Hospital just a short distance away, this superb larger than average second floor two double bedroom apartment is most appealing and further enhanced by its own allocated parking space and fully boarded loft space.

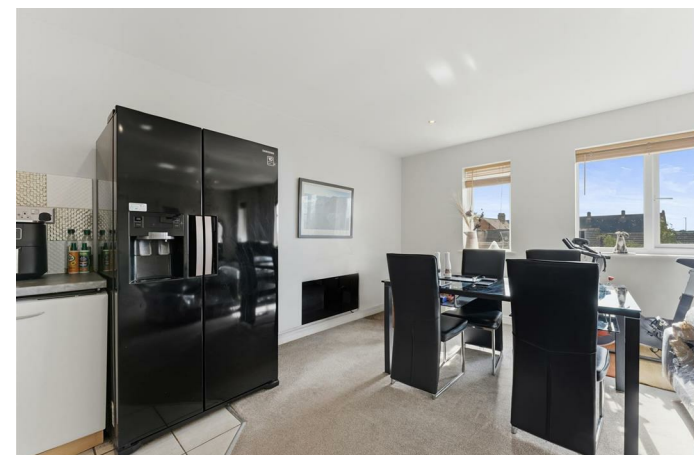
The property benefits from a secure intercom system, UPVC double glazing and electric storage heaters, ensuring both comfort and security throughout. Upon entering, you are welcomed by a communal hallway/stairwell leading up to the second floor and the entrance hall, where you will also find a generously sized airing cupboard.

The heart of the home is the large open plan kitchen/dining/living room, which is both stylish and practical, featuring a built-in electric oven, electric hob and extractor hood, along with an integrated dishwasher and washing machine. Also included is the impressive American style fridge/freezer, making this a truly move-in ready home. Along with a modern and contemporary wall mounted electric fire.

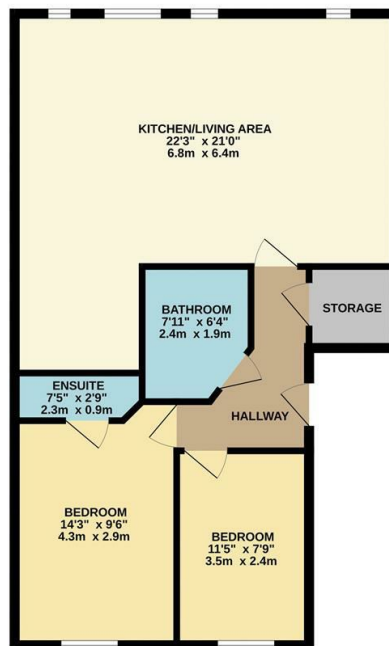
Bedroom one is a generous double and benefits from a modern ensuite shower room, whilst the second double bedroom is equally well proportioned. Completing the accommodation is a contemporary white three piece bathroom suite.

With a lease of 125 years from June 2003 with 101 years remaining and a service charge including ground rent of £112.50 per calendar month, this apartment represents a fantastic opportunity. An internal viewing is absolutely a must to fully appreciate everything this superb apartment has to offer.

Price £140,000



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>76</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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