

34 Knoll Court

Kettering, Northamptonshire NN16 9QG

Simpson & Partners

This superb second floor one bedroom apartment is situated in a highly desirable area on the North side of Kettering, offering the perfect combination of comfort and convenience. The property features allocated off road parking and enjoys an excellent location within easy walking distance to the town centre, shops and local amenities, whilst also being within short distance of Kettering General Hospital and Kettering mainline station, making it ideal for commuters and professionals alike.

The apartment benefits from upvc double glazing and electric storage heaters. The well-planned accommodation comprises a communal hallway, entrance hall, a lounge/dining room that flows seamlessly into the kitchen complete with built in appliances, a generous double bedroom, and a modern three piece bathroom suite.

This property would suit either a first time buyer looking to step onto the property ladder or an investor buyer seeking a sound investment opportunity.

The apartment is leasehold with an impressive 999 year lease dated 24th January 2005, of which 973 years remain, providing long-term security. The ground rent is just £75.00 per annum, with a maintenance charge of approximately £1,630 per annum covering the upkeep of communal areas and facilities. An internal viewing is highly recommended to fully appreciate everything this wonderful apartment has to offer and to avoid any disappointment.

Lease Details: 999 years from 24 January 2005 with 973 Years Remaining.

Ground rent- £75 pa

Service charge- around £1630 pa

Offers In Excess Of £105,000

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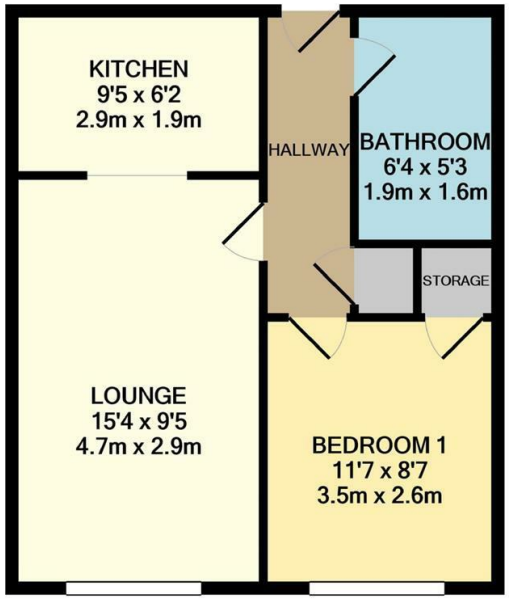








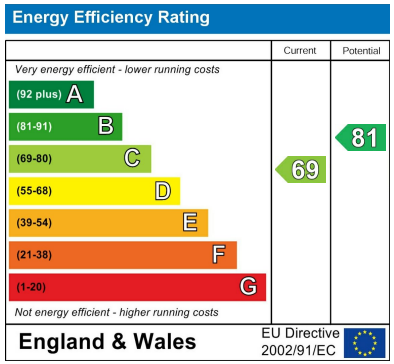
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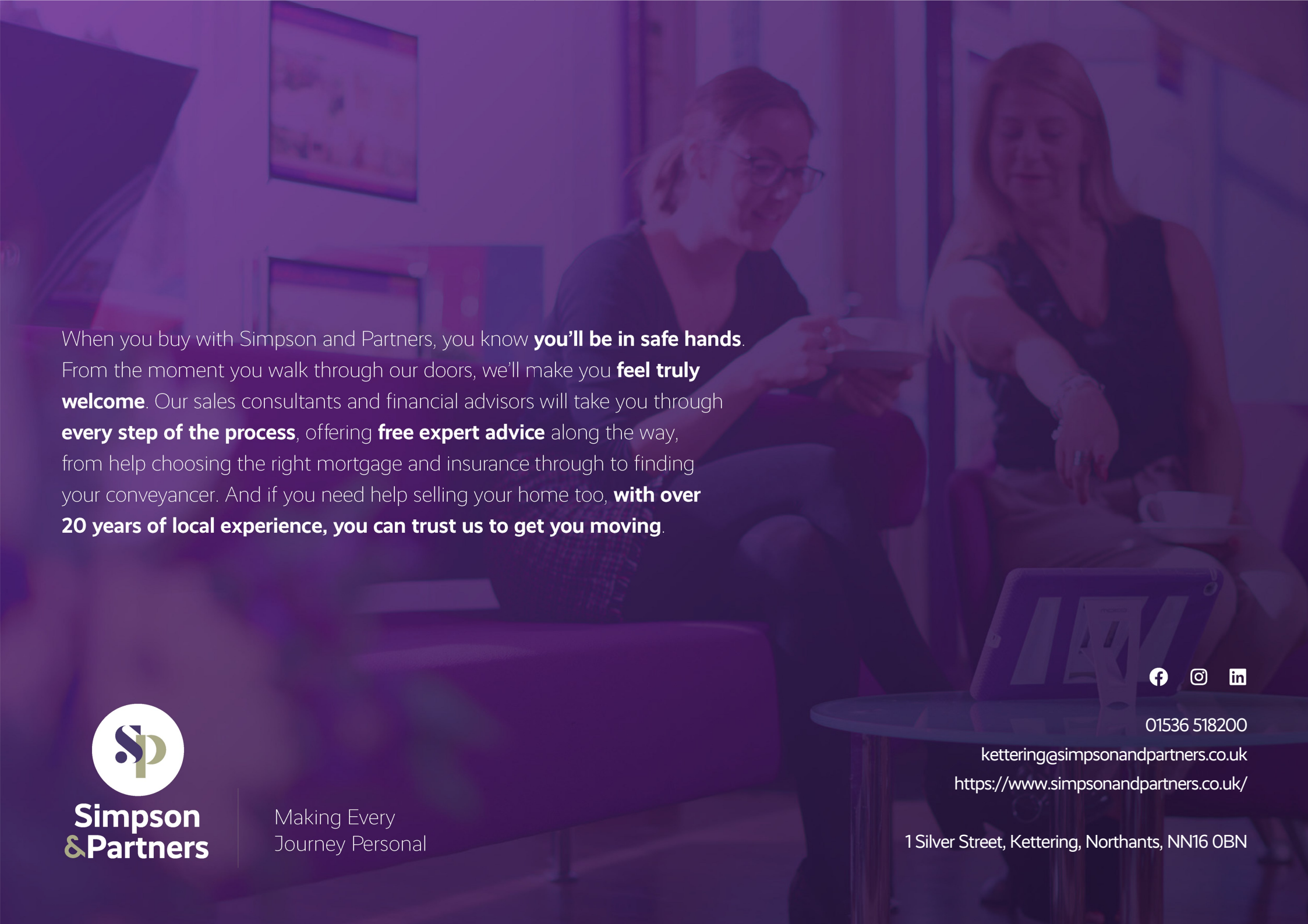
TOTAL APPROX. FLOOR AREA 394 SQ.FT. (36.6 SQ.M.)

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