

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ
Tel: 01933 316 131 Email: info.rushden@primechoiceproperties.co.uk
www.primechoiceproperties.co.uk



Havelock Street , Kettering, NN16 9PZ

£130,000



Prime Choice Kettering are delighted to offer to the market this rarely available and well-presented two-bedroom duplex apartment, forming part of an attractive factory conversion and offering spacious, characterful accommodation arranged over two floors. The property also benefits from a lease that has been paid through to June 2027, offering added value and peace of mind for the new owner.

The property briefly comprises an entrance hall leading through to a bright and airy living room, enhanced by large factory-style windows which allow plenty of natural light to flood the space. The kitchen has been refitted and offers a good range of modern wall and base units with ample worktop space. It is fitted with an integrated oven and gas hob with extractor hood over, a built-in fridge freezer, and space for a washing machine. The room also comfortably accommodates a dining table, creating a practical kitchen/dining space ideal for everyday living.

To the lower level are two well-proportioned double bedrooms, a useful large storage cupboard, and a separate shower room, creating a practical and versatile layout.

Further benefits include UPVC double glazing, gas radiator central heating, allocated parking space for two vehicles, a small courtyard-style front garden, and the lease having been paid through to June 2027.



Entrance Hall

The hall at the top of the stairs acts as a small landing area connecting the lounge, kitchen, and bathroom. It helps separate the living spaces while maintaining easy movement between them.

Lounge

13'03" x 11'06" (4.04m x 3.51m)

The lounge is great size and benefits from good natural light. It provides a fantastic space for relaxing, or entertaining guests.

Kitchen

10'0" x 11'01" (3.05m x 3.38m)

A spacious and well-appointed kitchen with ample fitted wall and base units providing excellent storage. The room benefits from extensive worktop space, an integrated oven and gas hob with extractor hood, and a built-in fridge freezer, as well as space for a washing machine. Large windows allow plenty of natural light, creating a bright and welcoming environment. The layout comfortably accommodates a dining table, making it an ideal space for everyday dining and social gatherings.

Bathroom

The bathroom is fitted with a modern suite comprising a low-level WC, pedestal wash hand basin and a panelled bath with mixer tap over. There is tiling to splash back areas, coving to the ceiling, and an extractor fan.

Bedroom One

10'04" x 11'06" (3.15m x 3.51m)

A spacious double bedroom with double glazed window to the front elevation.

Bedroom Two

11'03" x 11'08" (3.43m x 3.56m)

A spacious double bedroom with double glazed window to the rear elevation.

Shower Room

Modern fitted suite comprising a low-level WC, wall-mounted wash hand basin and a shower cubicle with shower.

Disclaimer Paragraphh

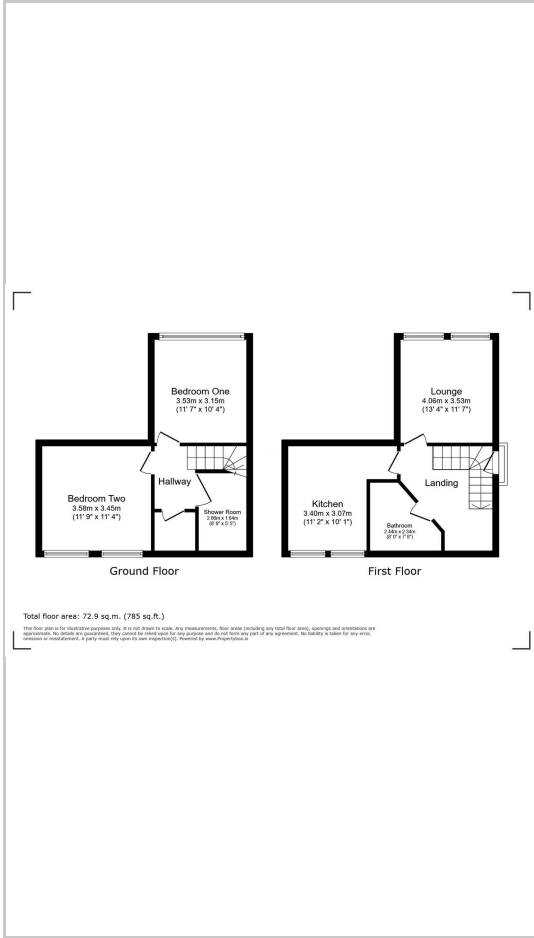
- 1. Money Laundering: Buyers will need to provide ID, proof of address, and evidence of funds in line with current regulations. If funds are from a third party (e.g. family), we may also request their documents.
- 2. Photographs: Some images may have been taken with a wide-angle lens to help show the space or layout.
- 3. Measurements & Fixtures: All sizes are approximate and for guidance only. Buyers should confirm before incurring costs. We have not tested any appliances or systems.
- 4. Title & Legal Checks: Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.
- 5. Offer Process: We may request proof of deposit or an Agreement in Principle when an offer is made, to ensure vendors are dealing with serious buyers. All information is treated in confidence.
- 6. General Information: These details are provided to help you decide whether to view. They do not form part of any offer or contract. Buyers are advised to make their own investigations and obtain a survey before exchange.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

