



Flat 1 Station Road, Kettering, NN15 7FE

£100,000

Stuart Charles are delighted to offer for sale this one bedroom ground floor apartment located close to the Town Centre of Kettering. Situated a short walk away from a range of amenities to include schools, shops and restaurants an early viewing is recommended to avoid missing out on this home. The accommodation comprises of an entrance hall, open plan lounge/diner/kitchen, one bedroom, and a three piece bathroom. To the rear there is a secure parking area with one allocated space. Call now to view!!

- ALLOCATED PARKING SPACE
- WELL PRESENTED THROUGHOUT
- GOOD TRANSPORT LINKS
- OPEN PLAN LIVING SPACE
- GREAT INVESTMENT POTENTIAL
- LONG LEASE WITH 120 YEARS LEFT
- WALKING DISTANCE TO THE TRAIN STATION
- COMBI BOILER
- GROUND FLOOR

Entrance Hall

Entered via a double glazed door, radiator, doors to:

Open Plan Area

22'5 x 11'7 (6.83m x 3.53m)

Kitchen/Diner

Fitted to comprise a range of base units with a single steel sink and drainer, electric cooker with hob and extractor, space for washing machine

and integrated fridge, space for white goods, radiator.

Lounge

Double glazed window to the front elevation, radiator, wall mounted combi boiler.

Bedroom One

13'5 x 12'4 (4.09m x 3.76m)

Double glazed window to rear elevation, radiator.







Bathroom

6'3 x 5'11 (1.91m x 1.80m)

Fitted to comprise a three piece suite with a panel bath, a low level pedestal, low level wash hand basin, radiator, extractor fan.

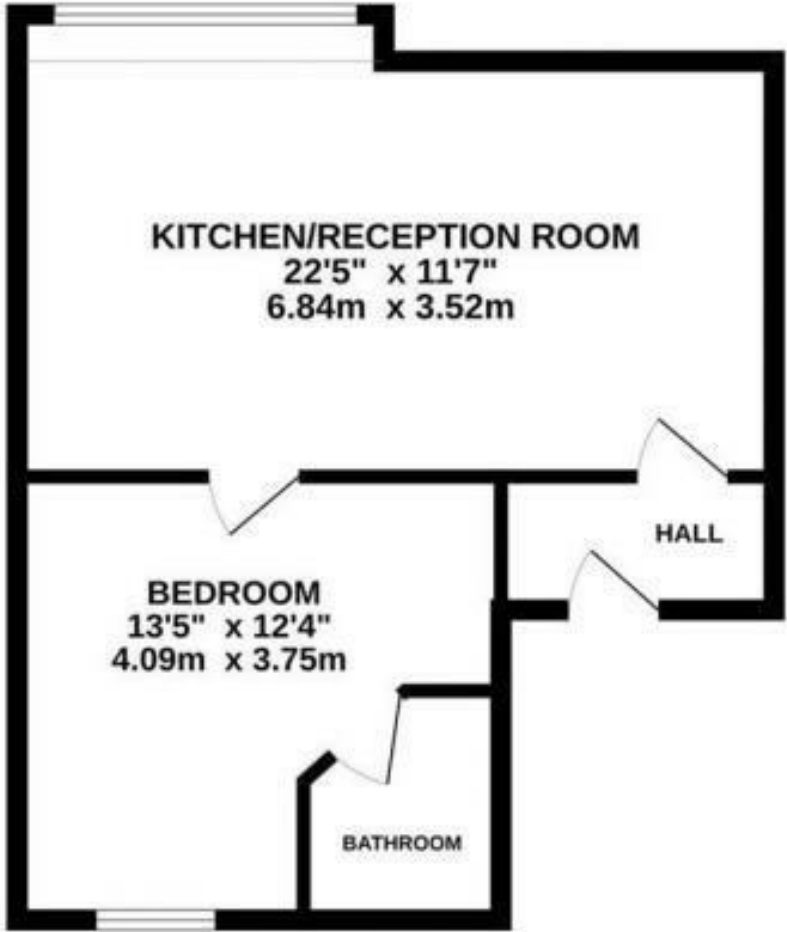
Outside

One allocated parking space.





GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 449 sq.ft. (41.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 vendor, 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
Very energy efficient - lower running costs		
92 plus A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 