

Station Road  
Kettering  
NN15 7HH

£125,000

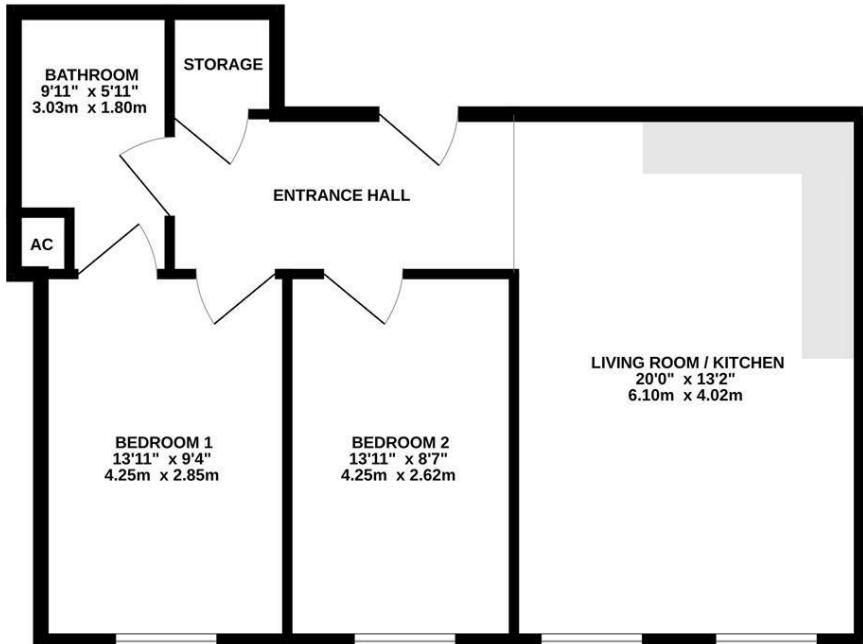


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



## AT A GLANCE...



Large lounge



Kitchen with integrated appliances



Two double bedrooms



Jack & Jill bathroom



No garden



Allocated parking space



## WHAT'S GREAT?

A delightful first-floor apartment, ideally located within close proximity to the town centre, railway station, general hospital, and excellent local road links.

Offered to the market with no onward chain, this attractive property truly must be viewed to be fully appreciated.

The accommodation comprises an impressive open-plan lounge and kitchen, with the kitchen benefiting from a range of integrated appliances. There are two well-proportioned double bedrooms, served by a stylish Jack and Jill bathroom.

The building further benefits from a communal lift and well-maintained communal areas, enhancing both convenience and comfort.

Externally, the property includes an allocated parking space.

The property is held on a 125-year lease commencing in 2003. The ground rent is approximately £150 per annum, with a service charge of approximately £2,500 per annum.

Viewings are available immediately, and early interest is strongly advised. Priced realistically, we do not expect this property to remain on the market for long—so act quickly and arrange your internal inspection today.

...expect excellence



## SELLER'S SECRET

We bought the property as a buy to let investment 10 years ago. What appealed to us was the convenient location, well kept communal areas and the fact this is one of the few apartment blocks in the area with a lift.

It's been a great investment, very easy to let with minimal upkeep required from ourselves.



## why we like it....

We LOVE Aspen House! Great apartment block, great location and always a hit whenever we're lucky enough to sell one!

# OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH  
01536 415777  
[www.oscar-james.com](http://www.oscar-james.com)

To buy or not to buy....

---

---

---

---

---

---