

Flat 1 Clarendon House, Station  
Road  
Kettering  
NN15 7FE

£110,000 offers in excess of



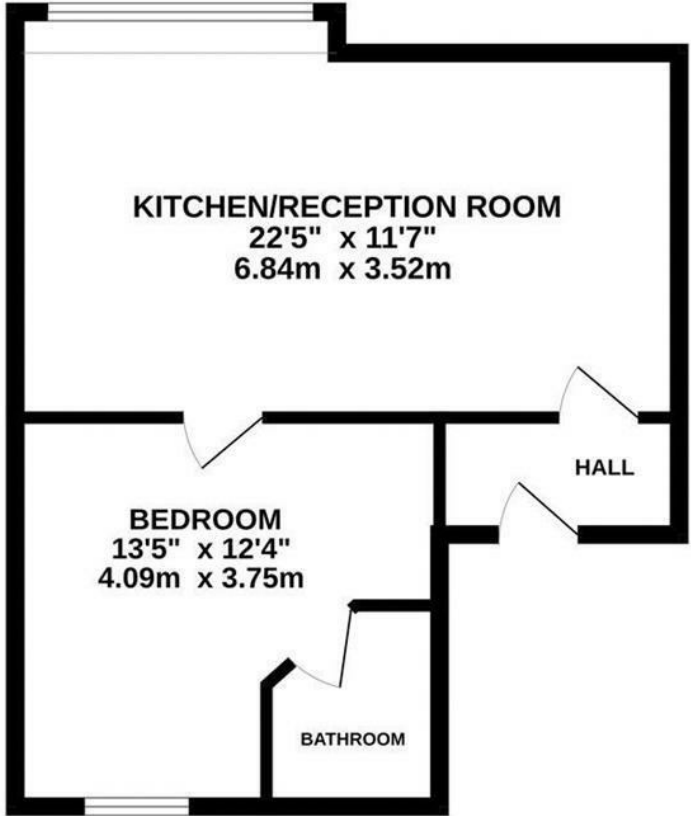
OSCAR JAMES

...expect excellence



# FLOOR PLANS

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 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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## AT A GLANCE...



Open plan living/kitchen/diner space



Modern kitchen space



Double bedroom



Ensuite bathroom



Allocated parking space



## WHAT'S GREAT?

A stunning, modern and trendy basement flat situated within a stones' throw of both the Kettering town centre and railway station!

This apartment is a lovely size for a one bedroom property and would make the perfect bolt hole for a commuter, first time buyer or rental investment.

The block benefits from a lift and the apartment itself is on the lower ground floor which gives direct access to the parking out

the back whereby an allocated parking space can be found and also has gas radiator heating and an integrated fridge.

The apartment offers an entrance hall with storage and a place for coats and shoes, a large, bright open plan kitchen/diner/lounge provides excellent living space and the generous double bedroom has space for plenty of furniture and benefits from an ensuite bathroom.

Call the sole selling agents Oscar James Kettering to make arrangements to view this lovely property.

...expect excellence





## SELLER'S SECRET

I've been extremely happy here, have felt safe and secure and the location is perfect for commuting, the time is right for me to sell and move up in the market, I have started my search already and will look to secure a new property once a sale is agreed.



*Why we like it....*

A lovely apartment in a superb location which must be viewed to be appreciated. Call us asap!

# 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....

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