

63 Mobbs House  
Queen Street  
Kettering  
NN16 0DW

Offers in excess of £120,000

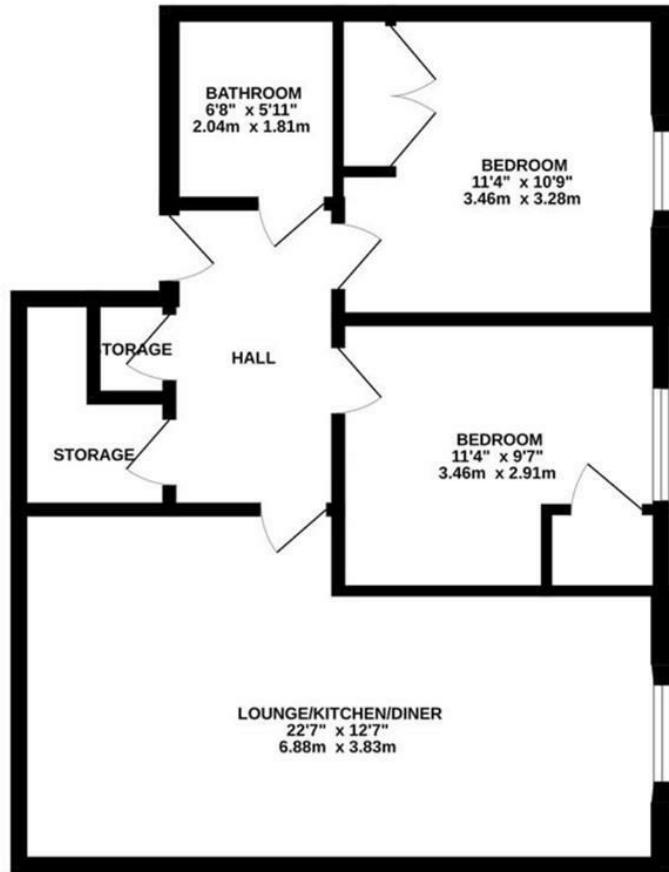


OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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...



Lounge/diner/kitchen



Modern fitted kitchen



Two double bedrooms



Family bathroom



Allocated off road parking



## WHAT'S GREAT?

Situated within the heart of Kettering town centre is the spacious, two DOUBLE bedroom first floor apartment with an allocated off road parking space.

The purpose built block is ideally located for shops and amenities and is within walking distance to the Kettering train station that provides access into London St Pancras in approximately an hour.

Upon entering the property via the communal entrance which has an intercom system the apartment can be found on the first floor, the entrance hall is spacious with two storage cupboards, the two bedrooms are both sizeable and with easily accommodate double beds and

furniture, the second bedroom has a cupboard with the central heating boiler. A generous lounge/diner/kitchen provides an excellent space for all to enjoy, the kitchen is large with ample storage and work top space, built in oven, hob, extractor fan and fridge/freezer. A family bathroom completes the accommodation with shower over the bath.

Outside there is an allocated parking space for one vehicle.

Call sole selling agents Oscar James Kettering to make arrangements to view.

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## SELLER'S SECRET

This has been a lovely home for me over time however now that I have two children the time is right for me to move. I do have an alternative property already to move to once sold.



To buy or not to buy....

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**OSCAR JAMES**

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*why we like it....*

This is an excellent apartment, great size and excellent location. We highly recommend an internal viewing to appreciate all it has to offer.