

48 St. Peters Avenue
Kettering
Northamptonshire
NN16 0HB

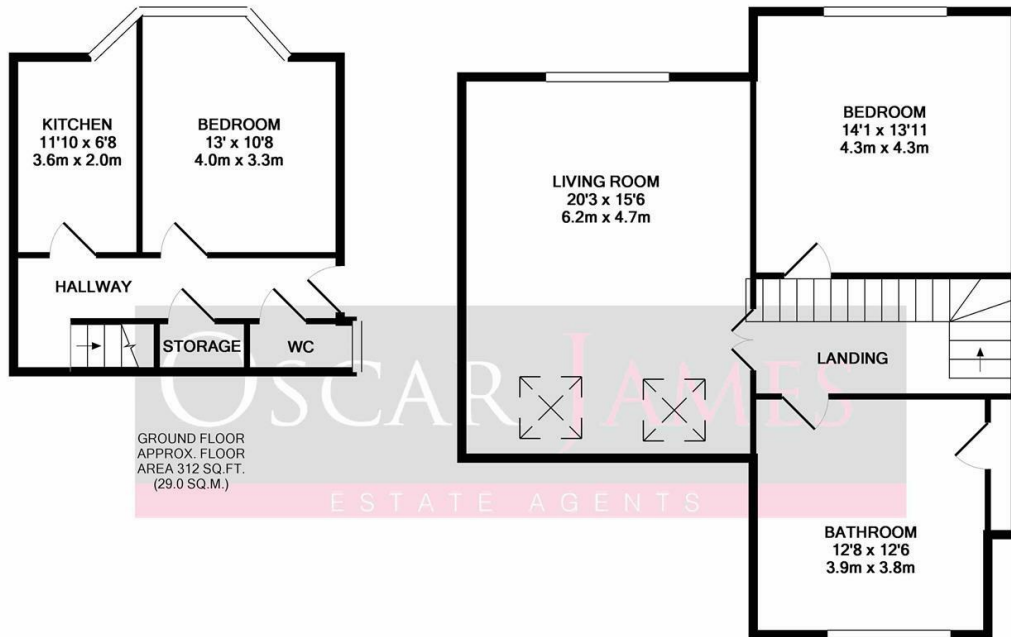
£125,000



OSCAR JAMES

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FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 768 SQ.FT.
(71.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1081 SQ.FT. (100.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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...



Large, light and airy living room.



Well-equipped kitchen.



Two good size double bedrooms.



Well presented bathroom.



Good access to local green areas such as Wicksteed Park.



On-road parking close by.



WHAT'S GREAT?

A superb flat on a tree lined avenue situated in the heart of Kettering town centre and just a 10 minute walk to the train station!

An ideal investment or first time buy for someone looking for something that's a little different and quirky!

The property itself is spread over two floors it is perfect for modern living and has a fabulous lounge room along with two double bedrooms, a modern kitchen and large bathroom along with an additional WC as well as a handy storage cupboard.

There are high ceilings, picture rails, velux windows to the lounge room

and a lovely bay window to the second bedroom giving it some wonderful character throughout.

The current lease length is sixty-nine years with the potential to extend this. The ground rent is £50 per year and maintenance charge is £400 per year.

Properties such as this are rare in the current market and only a personal viewing can really do it justice.

Please call Oscar James on 01536 415 777 to book yours.

...expect excellence



SELLER'S SECRET

This has been a great place in a prime location with the town centre and train station only a short distance away.

Being split over the two floors it gives a good feel of space and openness.



Why we like it....

Location is the key for this wonderful property and is only a stones throw from the train station and the town centre with a host of facilities and shops.

The space is great and allows for a good level of modern living over the two floors.

We feel that is essential that it is viewed in person to really appreciate what a great property it is.

OSCAR JAMES

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To buy or not to buy....
