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## Limetree Mews

The Grove, Kettering, NN15 7QQ

Chain Free £145,000



Prime Choice is delighted to bring to the market this well-presented two-bedroom first-floor flat, ideally situated at Lime tree Mews, The Grove, close to Kettering town centre and the train station. This property is perfect for those seeking a conveniently located home with good transport links. The flat is in excellent order and comprises a spacious lounge, a large kitchen, two bedrooms, and a bathroom, all benefiting from electric heating.



## Entrance

Wooden door into hallway. Door leading to master bedroom, second bedroom, family bathroom and living room. Intercom. Storage heater.

## Living Room

15'05" x 10'06" (4.70m x 3.20m)

UPVC double glazed to front elevation. Storage heater.

## Kitchen

15'05" x 07'05" (4.70m x 2.26m)

UPVC double glazed to rear elevation. Fitted base and eye level units. Built in oven and hob with extractor hood. Tiled splash backs. Work space. Power points.

## Bedroom One

09'08" x 11'09" (2.95m x 3.58m)

UPVC double glazed to front elevation. Storage heater. Fitted Wardrobes

## Bedroom Two

10'00" x 08'03" (3.05m x 2.51m)

UPVC double glazed to front elevation. Storage heater

## Bathroom

05'08" x 06'06" (1.73m x 1.98m)

Fitted bathroom suite. Shower over the bath. Pedestal sink. Low level w.c.

## Lease Details

The monthly maintenance and service charge is approx £98.67 per calendar month and this includes buildings insurance. The ground rent is approx £250 per annum.

Any intending purchaser should confirm the actual amounts payable with their legal adviser once a sale has been agreed, subject to contract.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

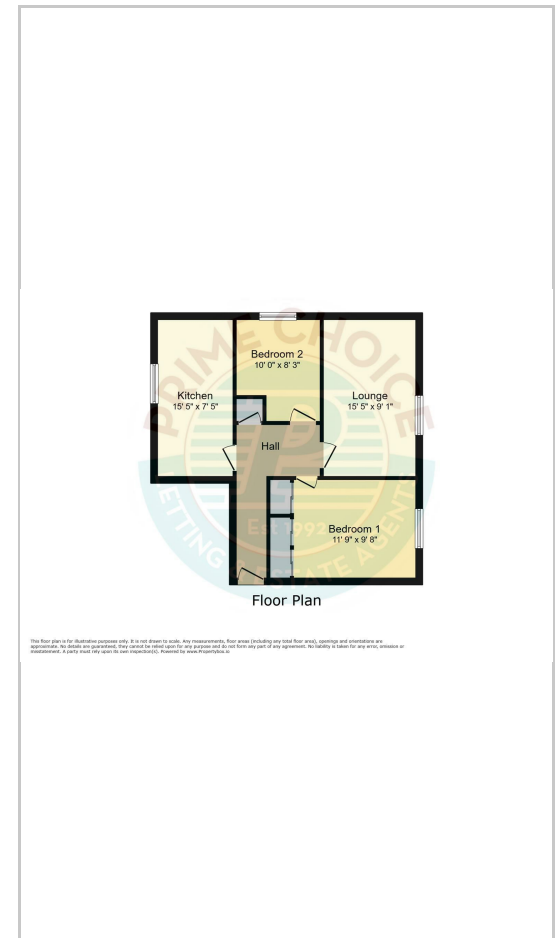
5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

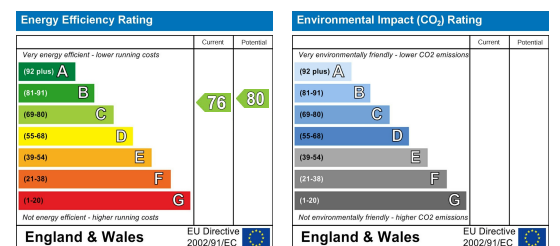
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.