



123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ  
Tel: 01933 316 131 Email: info.rushden@primechoiceproperties.co.uk  
www.primchoiceproperties.co.uk



## Greystones House

77-79 Montagu Street, Kettering, NN16 8XQ

£70,000



Prime Choice is delighted to offer to the market this ground floor studio apartment situated with easy access to the town centre and other local amenities. The property also benefits from storage heaters and double glazed windows. The accommodation comprises of a large bedroom/living area, fitted kitchen and separate shower room. Outside there is un-allocated off road parking.

Currently a tenant in situ

EPC: D  
Council Tax: A



## Hallway

Enter property through wooden front door, laminate flooring, fuse board, light fitting

## Living/Bedroom

16 \*10 (approx) (4.88m \*3.05m (approx))

Enter through wooden door from hallway, x3 double glazed windows to side aspect, laminate flooring, x2 light fitting, storage heater, large built in storage cupboard, aerial connections

## Kitchen

7x5 (approx) (2.13mx1.52m (approx))

Leading off main living area, range of white wooden wall and base units, extractor hood, white worktop, white/pattern wall tiles splash back, white plastic sink with white mixer tap, downlights, free standing white cooker, mosaic vinyl flooring, entry phone.

## Shower Room

Access through wooden door off hallway, cream low level wc, cream wash hand basin with chrome taps, white splash back wall tiles, corner shower cubicle with glass sliding door, chrome shower from mains, grey PVC panelling, downlighting, Dimplex heater, mosaic vinyl flooring

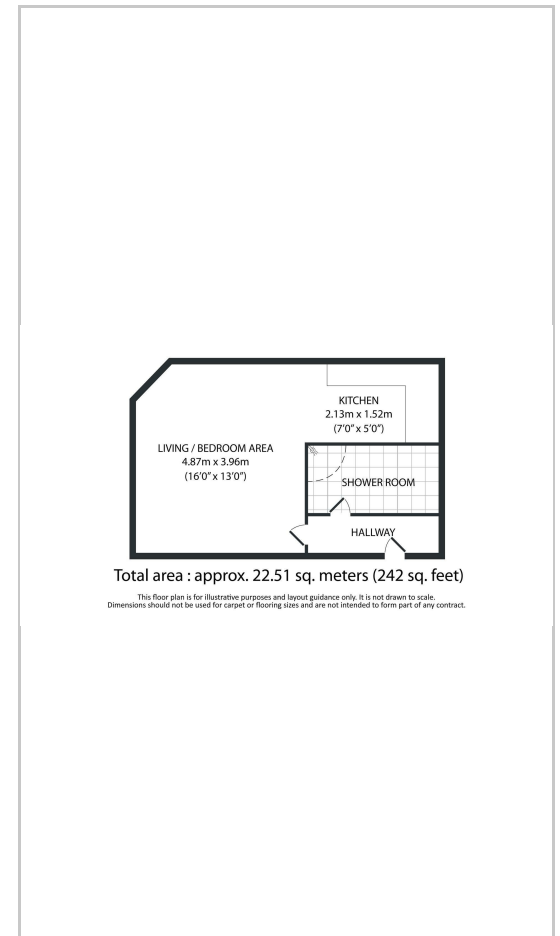
## Disclaimer

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.

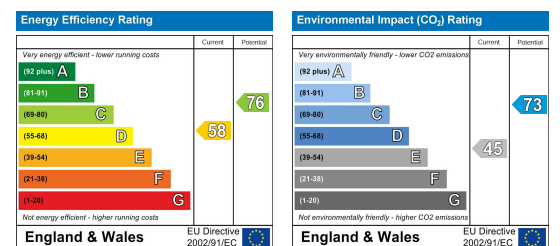
## Area Map



## 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.