

# BELVOIR!

LILLYCOURT HOUSE, LOWER STREET, KETTERING, NN16 8DL

£172,500 LEASEHOLD COUNCIL TAX B





Aspacious, very well appointed ground floor apartment situated in this prestigious block a few minutes walk from the hospital and town centre.

This is an ideal main residence or buy to let investment. The accommodation comprises of entrance hall, living/dining room, kitchen, two double bedrooms, family bathroom and en suite.

Outside there is allocated parking for one vehicle and very well tended communal gardens. The property is offered to the market with No Chain.

EPC Rating C

**ENTRANCE HALL** A lovely wide hallway, radiator, 2 large walk in storage cupboards, engineered wood flooring.

**LIVING ROOM/DINING ROOM** 24' 7" x 11' 4" (7.49m x 3.45m) Bay window to front, 2 radiators, engineered wood flooring. This room flows through into the kitchen.

**KITCHEN** 15' 0" x 11' 6" (4.57m x 3.51m) A very well fitted kitchen with base and wall units, work surfaces, inset sink unit, glazed display units, built in oven, hob and extractor hood, integrated dishwasher, washing machine, 2 freezers, ceramic wall and floor tiling.

**BEDROOM ONE** 12' 6" x 10' 6" (3.81m x 3.2m) Window to front, radiator, double built in wardrobes.

**EN SUITE** Window to front, low level WC, vanity hand basin unit, walk in shower cubicle, towel rail/radiator, ceramic wall and floor tiling, extractor fan.





**BEDROOM TWO** 12' 5" x 9' 5" (3.78m x 2.87m) Window to front, 2 double built in wardrobes, one housing the central heating boiler.

**SHOWER ROOM/WC** Refitted to a high standard with low level WC, vanity hand basin unit, very large walk in glass shower enclosure, towel rail/radiator, ceramic floor and wall tiling.

**COMMUNAL GARDENS** The flats are approached via an automatic security gate, off road parking for 1 car, a large very well tended communal garden with lawns, flower and shrub borders.

**AGENTS NOTES** Lease 125 years from 1 January 2004  
Ground Rent approx. £87.50 half yearly  
Maintenance/Service Charge approx £1470 pa  
(review date to be confirmed)

