

BELVOIR!

BOWLING GREEN ROAD, KETTERING, NN15 7QW

£275,000 FREEHOLD

COUNCIL TAX A





Offered to market with NO ONWARD CHAIN is this wonderful & rare opportunity to purchase two FREEHOLD Apartments. These larger than average apartments are within close proximity to both the train station & town centre making them an ideal investment.

The ground floor apartment is being sold with vacant possession & provides a lounge to front complete with modern fireplace & bay window to front, double bedroom with some storage. To the rear of this spacious apartment is a modern breakfast kitchen with some integrated appliances & modern bathroom complete with panelled bath & shower over. The ground floor apartment also enjoys a rear courtyard style walled garden with mature borders.

The first floor apartment is being sold with tenants in situ & provides a lounge to front with double glazed window to front, double bedroom & fitted kitchen complete with integrated oven & ceramic hob. A modern fully tiled shower is located to the rear & completes this spacious apartment.



These properties are being sold together along with the freehold & therefore no service charge or ground rent is required.

EPC Rating D for 11 Bowling Green.
EPC Rating E for 11a Bowling Green.

GROUND FLOOR APARTMENT

ENTRANCE HALL Double glazed door to front, carpet to flooring, radiator.

LIVING ROOM 13' 0" x 10' 3" (3.98m x 3.14m) Double glazed bay window to front, electric fireplace, gas point, ceiling rose, picture rail, carpet to flooring, radiator.

BEDROOM ONE 12' 0" x 10' 5" (3.68m x 3.19m) Double glazed window to rear, carpet to flooring, ceiling rose, picture rail, carpet to flooring, radiator.

KITCHEN/BREAKFAST ROOM 17' 11" x 8' 10" (5.47m x 2.7 m) Two double glazed windows to side. Double glazed door to rear garden. Kitchen comprising of wall and base units, granite effect work surfaces over, stainless steel sink with drainer, electric hob, electric oven, cooker hood over, boiler, radiator, vinyl to flooring.

LOBBY Vinyl to flooring.

BATHROOM 9' 11" x 4' 4" (3.03m x 1.34m) Double glazed window to side, panelled bath with mixer tap, telephone shower attachment, low level WC, pedestal wash hand basin, radiator, tiled splashbacks, vinyl tiles to flooring.

EXTERNAL Courtyard garden to rear, side access, walled garden.



FIRST FLOOR APARTMENT

ENTRANCE HALL Wooden door with glass panels to front, carpet to flooring, stairs rising to first floor.

LOBBY Carpet to flooring, loft access, stairs descending to ground floor.

LIVING ROOM 15' 6" x 11' 2" (4.73m x 3.41m) Double glazed window to front, carpet to flooring.

BEDROOM ONE 12' 0" x 12' 0" (3.68m x 3.66m) Double glazed window to rear, carpet to flooring.

KITCHEN/BREAKFAST ROOM 10' 11" x 8' 10" (3.33m x 2.7m) Double glazed window to side. Kitchen comprising of wall and base units, work surfaces over, electric oven, four ring ceramic hob, stainless steel sink with drainer, vinyl to flooring.

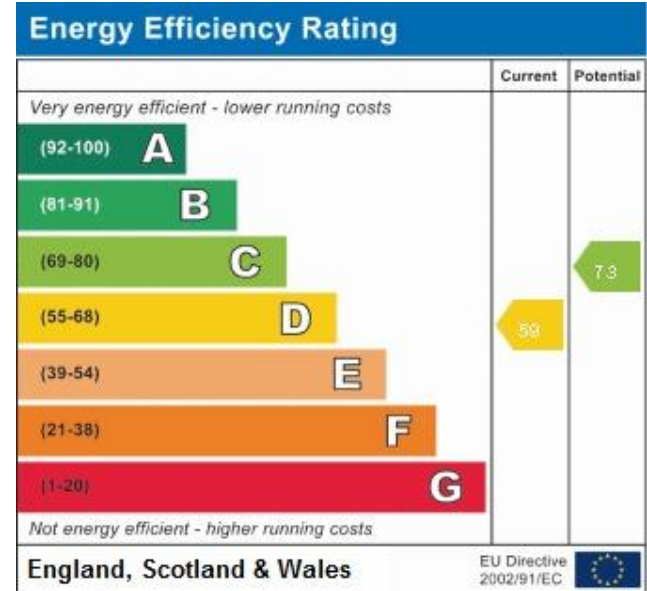
BATHROOM 8' 9" x 6' 5" (2.69m x 1.98m) Double glazed window to rear, corner shower enclosure with electric shower, low level WC, pedestal wash hand basin, fully tiled walls, tiled flooring, heated towel rail.



Ground Floor

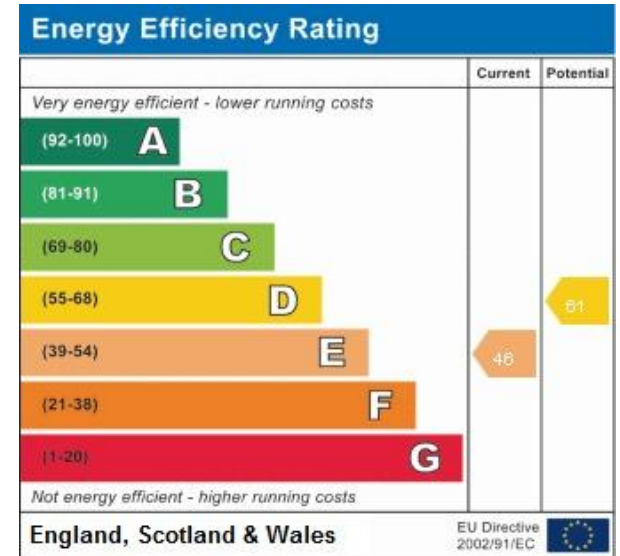
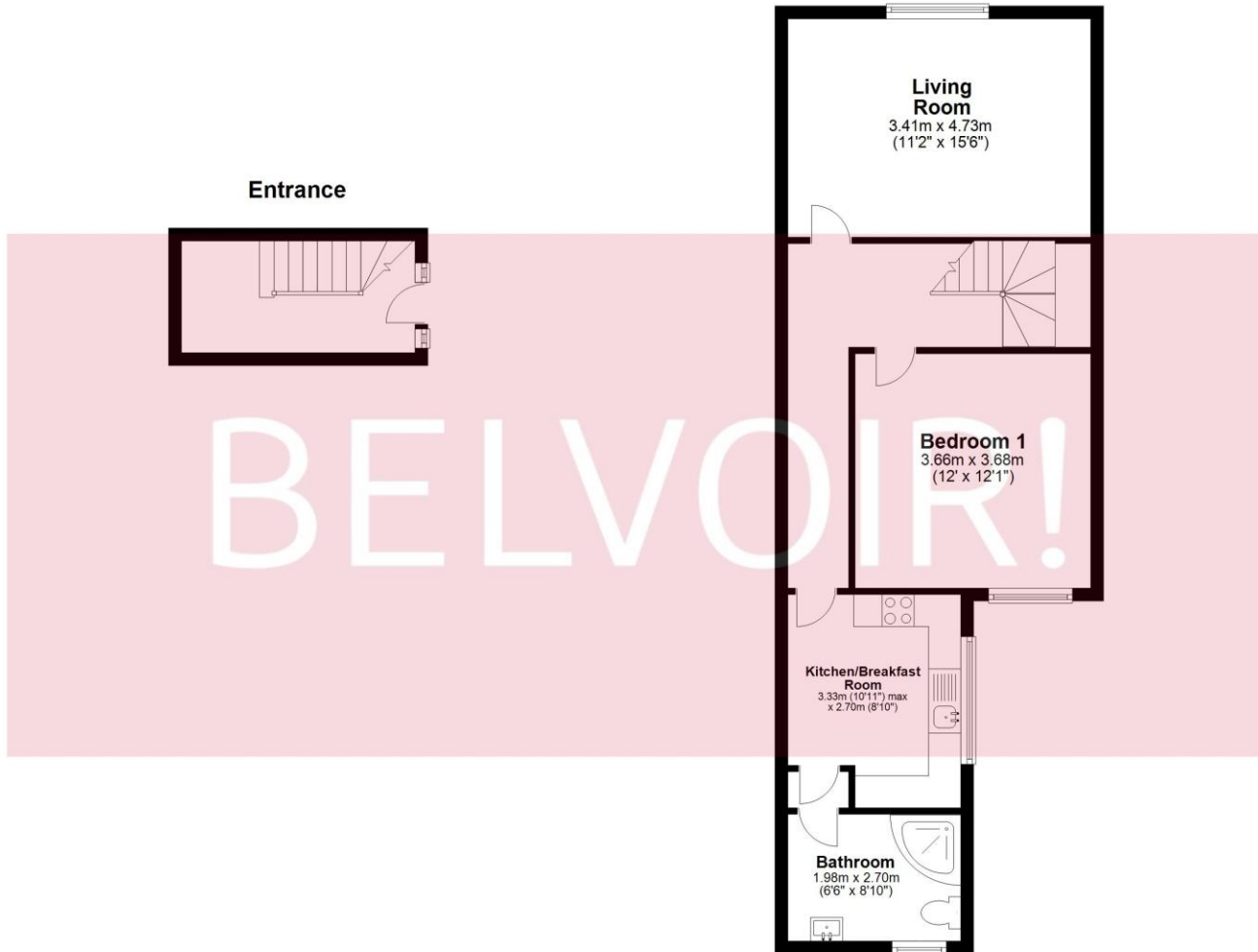


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

First Floor



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