



4 HILLARY CLOSE KETTERING

£38,750
LEASEHOLD

Offered to the market with no onward chain is this modern two bedroom first-floor apartment in the popular town of Burton Latimer. Built in 2010, the property offers contemporary open-plan living and would make an ideal purchase for a first-time buyer looking to get onto the property ladder through the shared ownership scheme. Further benefits include allocated parking, a bike store and a convenient location close to local amenities



- Two Bedrooms • Allocated Parking Space • 25% Shared Ownership • No Onward Chain • Close to Local Amenities • Ideal First Time Buy

Offered to the market with no onward chain is this modern and well presented two bedroom first-floor apartment, situated within the popular town of Burton Latimer and conveniently positioned close to a range of local amenities.

Constructed in 2010, the property offers contemporary living throughout and would make an ideal purchase for a first-time buyer looking to take their first step onto the property ladder through the shared ownership scheme.

The accommodation is entered via a welcoming entrance hallway which provides access to all rooms and benefits from convenient fitted storage cupboards. The main reception space is a bright and spacious open-plan living/kitchen room, creating a sociable and practical space for both everyday living and entertaining. The kitchen area is fitted with a range of base level and wall mounted units, ample work surface space and plumbing for white goods.

The property further benefits from two well proportioned bedrooms and a modern three-piece bathroom suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property offers one allocated parking space together with access to a communal bike store.

This property is available on a shared ownership basis with a 25% share for sale.

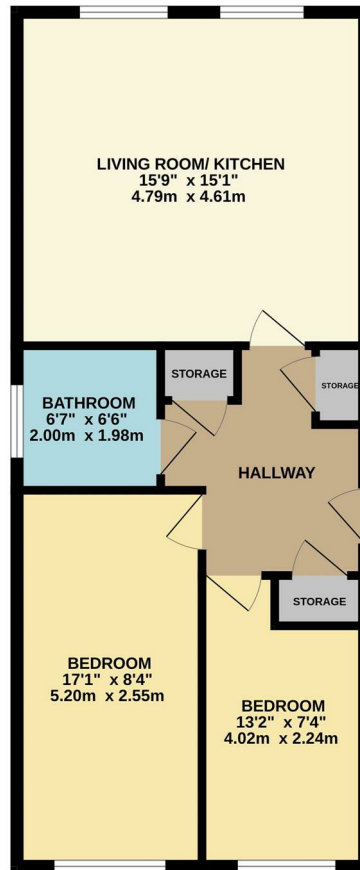
Council Tax Band: A
EPC Rating: To Follow

Lease Information:
125 Years from the 1st of January 2011
Rent: £282.53 PCM
Service Charge: £144.94 PCM
Ground Rent: N/A





GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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