







4 Eskdaill Place Lindsay Street, Kettering NN16 8RG
Offers Over £95,000

A well-positioned two bedroom first floor apartment with allocated parking space, set within an attractive purpose-built landmark residential building on the edge of Kettering town centre. Shops, bus services and everyday amenities are just a short walk away, while Kettering General Hospital and the mainline railway station — with frequent services to London St Pancras International in under an hour — are both less than a mile on foot. The accommodation is sensibly arranged, with a hall leading to a spacious living room, two bedrooms and a modern shower room. The dedicated kitchen area is conveniently accessed from the living room. The property also benefits from double glazing and electric heating. One of the apartment's most appealing features is the main bedroom, which has an attractive arched window with double doors and a Juliet balcony. The flat is held on a 999 lease with a share of the freehold. In practical terms, the apartment owners collectively have a say in how the building is managed, including maintenance arrangements and service charge decisions. This can be a meaningful advantage when compared with some leasehold flats where owners have little or no control. With its convenient location, characterful setting and more reassuring ownership structure, this apartment should appeal both to first time buyers and buy to let investors. No chain.

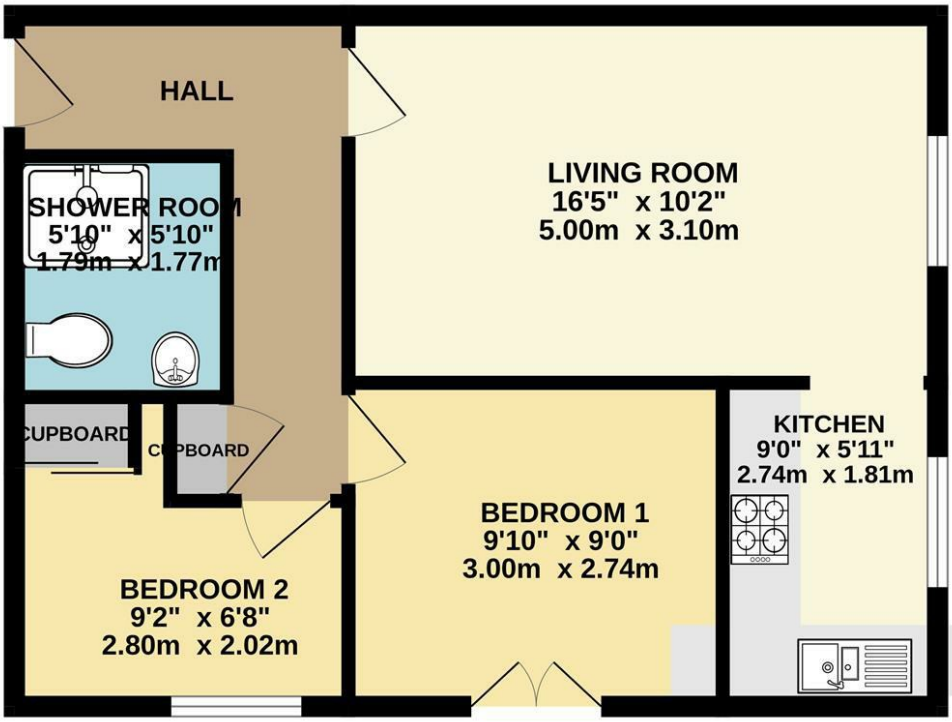
Tenure: Leasehold
Energy Rating: C
Council Tax Band: A

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Leasehold

This flat is held on a very long 999-year lease, which began on 24 November 2014. The freehold of the building is owned through Eskdaill Place Management Company Limited, and each flat owner holds a share in that company. In practical terms, this means the individual flat owners collectively have a say in how the building is managed, rather than the freehold being controlled by an outside landlord. This can be a real advantage, as it gives the owners more influence over decisions affecting the premises, including maintenance, management arrangements and associated costs. There is also no ground rent payable.

Service charge information is currently to be confirmed. Please ask the agents for the most up-to-date details.



FIRST FLOOR APARTMENT
492 sq.ft. (45.7 sq.m.) approx.

TOTAL FLOOR AREA : 492 sq.ft. (45.7 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.

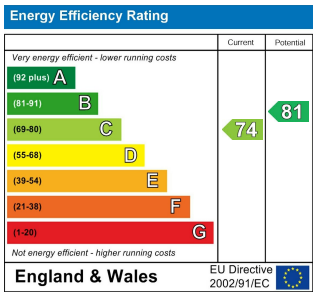
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- **Two bedroom first floor apartment in a landmark residential building. No chain.**
- **Allocated parking space included.**
- **Convenient position on the edge of Kettering town centre.**
- **Less than a mile on foot from Kettering General Hospital and the mainline railway station.**
- **999-year lease with a share of the freehold, giving apartment owners a collective say in building management and service charge decisions.**
- **Attractive main bedroom with arched window, double doors and Juliet balcony.**









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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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