







The Links Headlands, Kettering NN15 6DQ

Asking Price £180,000

A spacious purpose-built garden flat, set within a highly sought-after residential area, conveniently placed for local shops, the town centre and railway station. This ground floor apartment enjoys the benefit of its own direct entrance and offers well-proportioned accommodation, including a delightful bay-windowed living room with a westerly aspect and patio doors opening onto a manageable garden area for the apartment's own use. Beyond this, there is a communal garden with a footpath leading through to the rear parking area, where the property has an allocated parking space.

The accommodation is approached via a porch and reception hall and further includes a dining kitchen, separate utility room, two double bedrooms, a bathroom and a recently refitted en suite shower room. The property also benefits from gas-fired central heating and PVC double glazing. Held on a 999-year lease, The Links is self-managed by the eight apartment owners, who look after the building and grounds. Offered with no onward chain, this is a particularly appealing opportunity to acquire a distinctive ground floor home with its own garden and parking space in a very desirable and convenient location. Early viewing is strongly recommended. Call Lucas now to arrange your appointment.

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

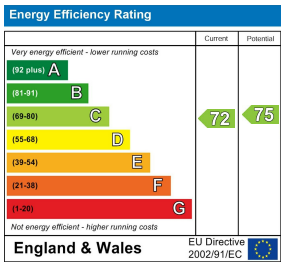
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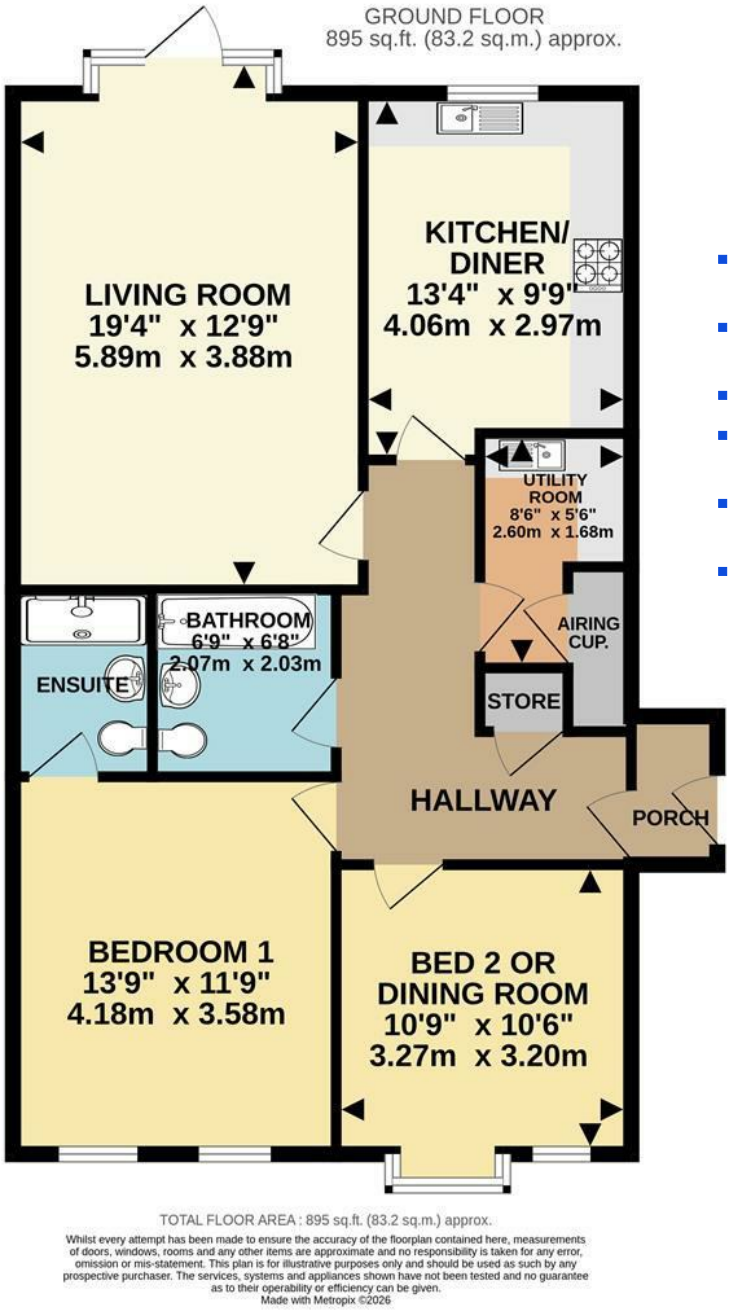
Lease Details

Lease Date: The lease was granted on 11 August 1992. Lease Term: 999 years less 10 days from 8 December 1983. Further information can be obtained from the sole agents and a copy of the lease will be available by email in due course.

Service charge for 2026 - 2027 £721.00 The residents self manage the building comprising of 8 apartments.

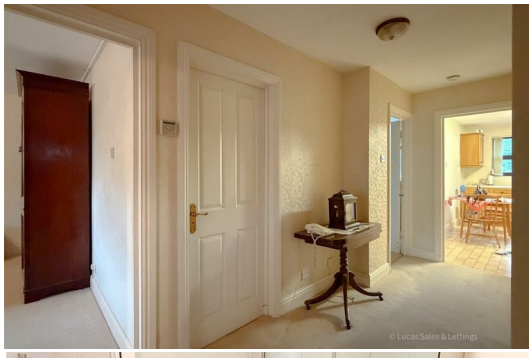
Ground Rent: £2pa included in the service charge.





- **Spacious purpose-built ground floor garden flat fronting The Headlands**
- **Highly sought-after residential location close to shops, town centre and railway station**
- **Own direct entrance with porch and reception hall**
- **Bay-windowed living room with westerly aspect and patio doors to a garden area for the apartment's own use**
- **Two double bedrooms, bathroom and recently refitted en suite shower room**
- **Allocated rear parking space, communal gardens and no onward chain**











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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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