



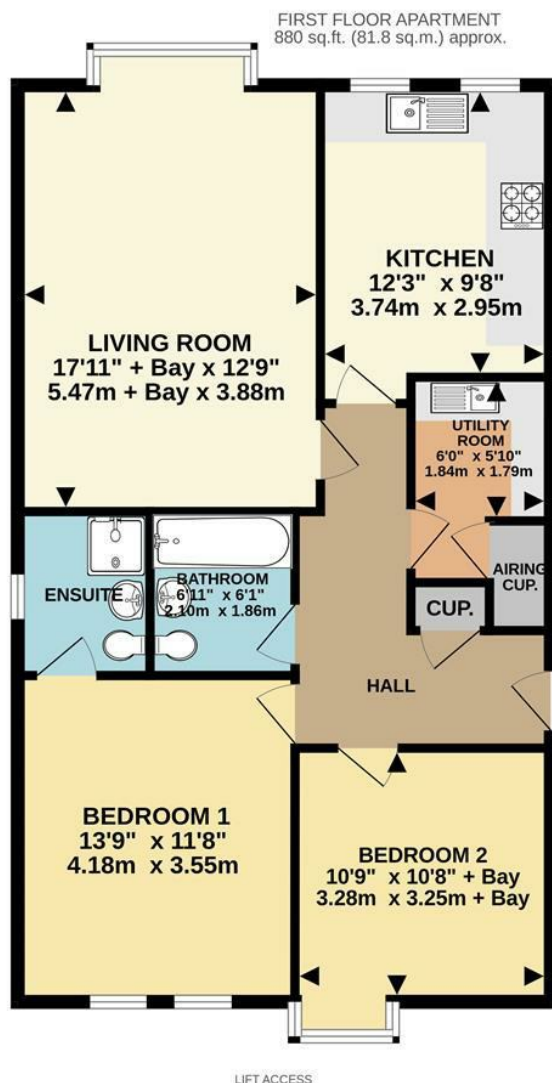
3 The Links Headlands, Kettering NN15 6DQ

Asking Price £185,000

Welcome to The Links, an exclusive development fronting the tree lined Headlands, where we're pleased to offer a spacious first-floor apartment with lift access. Nestled in a quiet, self-managed community of just eight homes, each apartment benefits from a long-lasting 999-year lease. This thoughtfully designed home features light and bright rooms and includes two comfortable double bedrooms, including a primary suite with its own shower room, and a separate family bathroom. The bright and inviting living room, accented by a charming bay window, offers ample space for relaxation. The kitchen can accommodate a table and chairs and is complemented by a separate utility room. The accommodation includes double glazing and gas central heating. Outside, residents can enjoy well-tended communal gardens. The property also comes with an allocated parking space. Located in a highly sought-after area, The Links is just a half-mile pleasant walk from the town's Heritage Quarter, with its array of shops, cafes, and restaurants, library and art gallery. The mainline railway station is equally convenient, making this an ideal spot for commuters, while nearby Hawthorn and Roundhill Roads offer various local convenience stores. With no chain, this inviting home is ready for you to move in and make it your own.

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

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TOTAL FLOOR AREA: 880 sq.ft. (81.8 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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- Spacious first floor apartment with LIFT
- Light and airy rooms with great outlook
- Sought after area convenient for local shops and other amenities
- level walk to town centre, close to railway station
- 2 double bedrooms, en suite whower, utility room
- Allocated parking parking space, gas central heating, double glazing
- Self managed and 999 year lease

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	

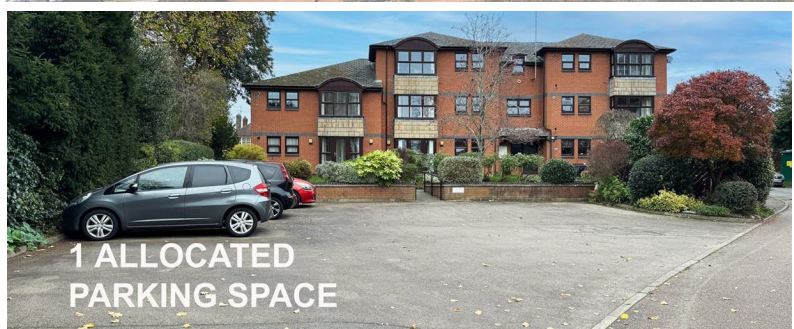
Leasehold Information

The apartment is held on a lease dated : 26 August 1993 for a term of : 999 years less 10 days from 8 December 1983.

The Links is managed by THE LINKS RESIDENTS LIMITED
Company number 02534110 of which each apartment leaseholder owns a share in the company.

Service charge: for the period 1/4/24 to 31/3/25 is £958.35

Ground rent is presently £2 per annum



2 Silver Street, Kettering,
Northamptonshire, NN16 0BN

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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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