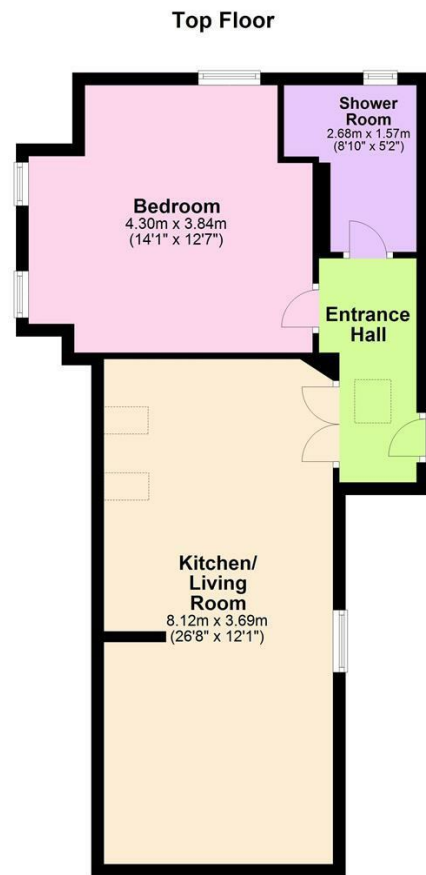


# Floorplan and Measurements



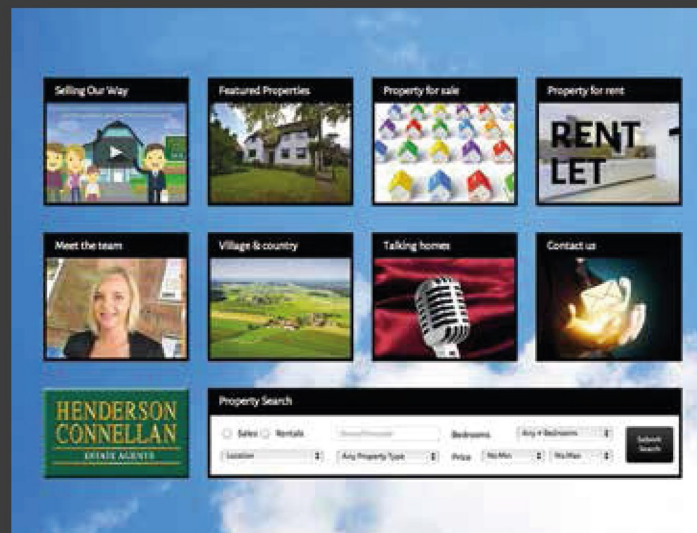
Total area: approx. 58.6 sq. metres (630.6 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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 email: bestlets@hendersonconnellan.co.uk



# Bryn Hafod House





## "Bryn Hafod House"

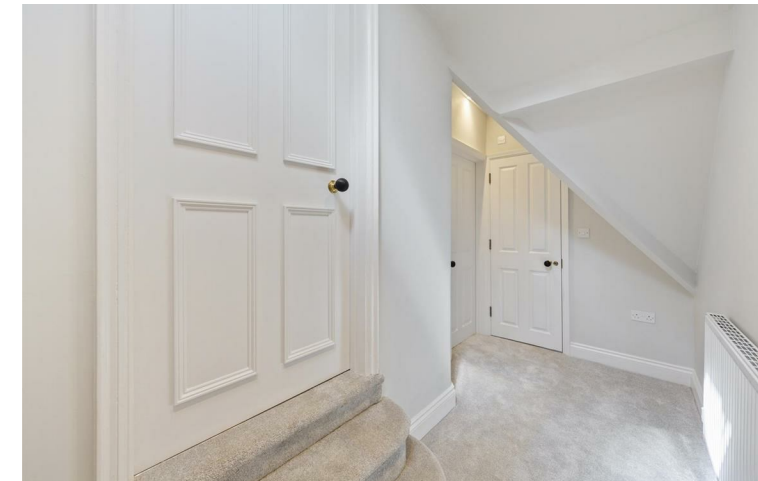
Own a piece of history with this exceptional top floor apartment, the latest release within the very desirable Middlewest Park development, situated within the architecturally inspiring, Grade II listed Bryn Hafod House, former home to Charles Wicksteed. The apartment offers a high specification design and finish with a palatial free flowing kitchen/dining/living room with Cobble Grey units, enjoying fabulous views over the tree tops and over. The hallway leads to a fabulous double bedroom and a sumptuous shower room. There is a security entry system and electric heating as well as allocated parking for one car. The private residents park with substantial pond, lawn, mature trees and stone wall will offer a wonderful setting in which to enjoy the great outdoors. The Restaurant/Cultural Quarter, General Hospital and mainline railway are a short walk away, the latter reaching St Pancras International in under an hour. Viewings Strictly by appointment.

New Build Conversion.

EPC: Exempt COUNCIL TAX: TBC



## Apartment 6 Bryn Hafod, Hall Lane, Kettering NN15 7LJ



- Spacious top floor apartment with tree top views set within this Grade II listed Bryn Hafod House in a Parkland setting with many character features retained and renovated to an exceptionally high standard throughout

- Electric heating

- Security entry system

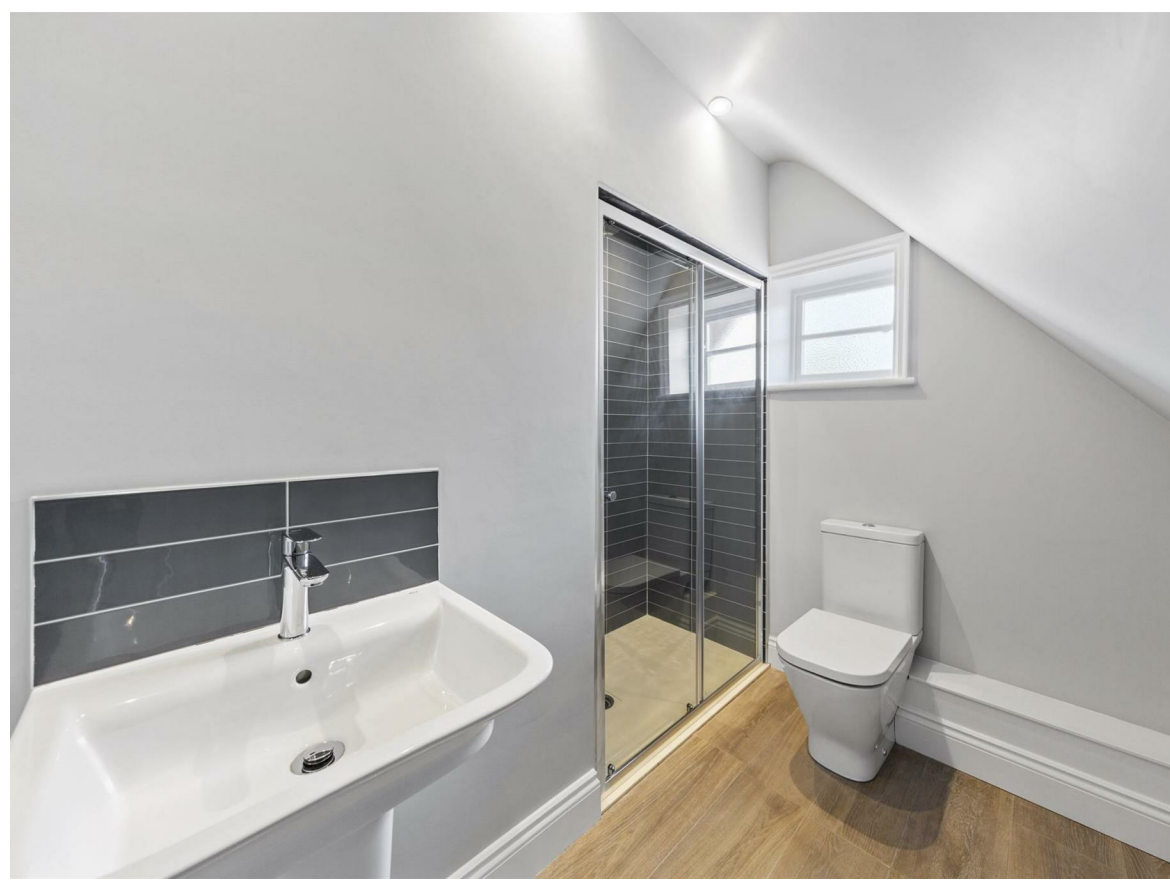
- Entrance hallway leading to:

- Kitchen/Dining/Living room - fabulous free flowing space enjoying a stylish range of Cobble Grey base and eye level cupboards and drawers, one and a half bowl, single drainer, monobloc tap, integrated single oven with four ring induction hob and extractor. The room also provides a spacious living/dining space with raked ceiling and roof windows

- Shower room - with a quality suite to include low level WC, pedestal wash hand basin, glass shower enclosure with mains shower, heated towel rail and ceramic tiled splash backs

- Bedroom - a well-proportioned double bedroom with far reaching views

- The buyer will own part of the Freehold of the building with a leasehold arrangement of 999 years, annual fees to be confirmed



Bryn Hafod House overlooking the stunning parkland setting and mature grounds of Middlewest Park. The apartment also has one private allocated block paved parking space within the parking quadrant. The private residents park with substantial pond, lawn, mature trees and stone wall will offer a wonderful setting in which to enjoy the great outdoors.