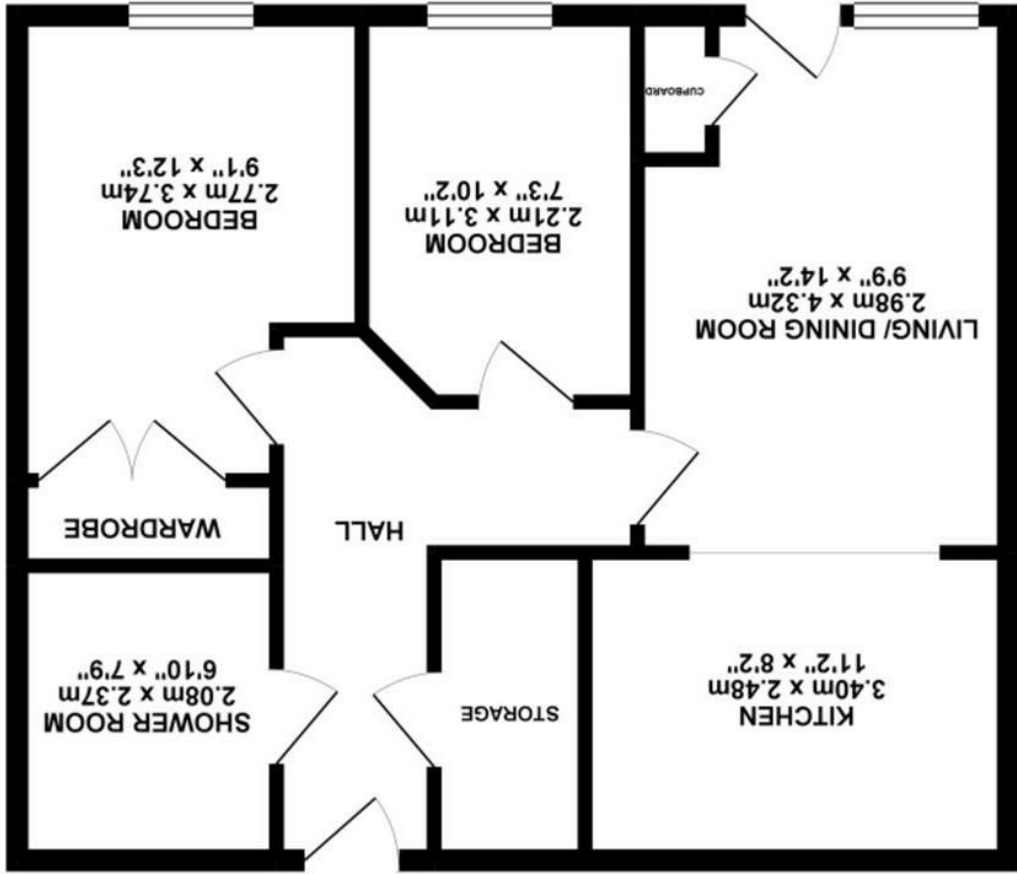


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

GROUND FLOOR AREA: 54.16 sq. m. (582.95 sq. ft.) approx.  
TOTAL FLOOR AREA: 54.16 sq. m. (582.95 sq. ft.) approx.



GROUND FLOOR 54.16 sq. m. (582.95 sq. ft.)

Tel: 01536 524475  
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Corby  
1A SPENCER COURT  
CORBY  
NORTHAMPTONSHIRE  
NN17 1BH

Thrapston  
22 HIGH STREET  
THRAPSTON  
NORTHAMPTONSHIRE  
NN14 4JH

Rothwell  
30 HIGH STREET  
ROTHWELL  
NORTHAMPTONSHIRE  
NN14 6BQ

Kettering  
12B HORSEMARKET  
KETTERING  
NORTHAMPTONSHIRE  
NN16 0DQ



8 Castle Court Chancery Lane, Thrapston, NN14 4LL  
£210,000



 2
  1
  1
  B

This exclusive retirement development for the over 55's is beautifully positioned within the popular market town of Thrapston, with a wealth of local amenities and pleasant walks a stones throw away. The ground floor accommodation is offered to the market with no onward chain and comprises a living/ dining room, a modern kitchen with integrated appliances, two good-sized bedrooms and a spacious shower room. The accommodation offers independent living yet benefits from a stylish communal lounge, a secure intercom system, lift access, communal gardens and communal parking.

The accommodation is accessed via a secure communal entrance. Upon entry, you will find a large built-in storage cupboard and doors to access all rooms. The spacious reception room will easily accommodate both living and dining room furniture, as well as offering views to the front elevation via the Juliet balcony. Fitted with a range of eye and base units with granite work surfaces, the kitchen comprises an integral Neff eye level oven and induction hob, fridge/ freezer and a washing machine. The second bedroom is versatile in use and so could function as a separate dining room if desired. Positioned to the front elevation, the master bedroom is double in size and benefits from a built-in wardrobe. The shower room is partly tiled and comprises a walk-in shower, low level w/c, pedestal wash hand basin and a radiator.

The accommodation also boasts a communal kitchen and lounge area, where numerous events arranged by the residents are held; including coffee mornings, fish & chip meals and an occasional Brunch Club. The awarding-winning Castle Court grounds are beautifully kept and offer a mobility scooter store with charging points (on a first come, first served basis), ample parking and communal seating areas.

TENURE- Leasehold  
 COUNCIL TAX BAND- C  
 EPC RATING- B



**Living/ Dining Room**  
14'2" x 9'9" (4.32 x 2.98)

**Kitchen**  
11'1" x 8'1" (3.40 x 2.48)

**Bedroom**  
12'3" x 9'1" (3.74 x 2.77)

**Bedroom**  
10'2" x 7'3" (3.11 x 2.21 )

**Shower Room**  
7'9" x 6'9" (2.37 x 2.08)

