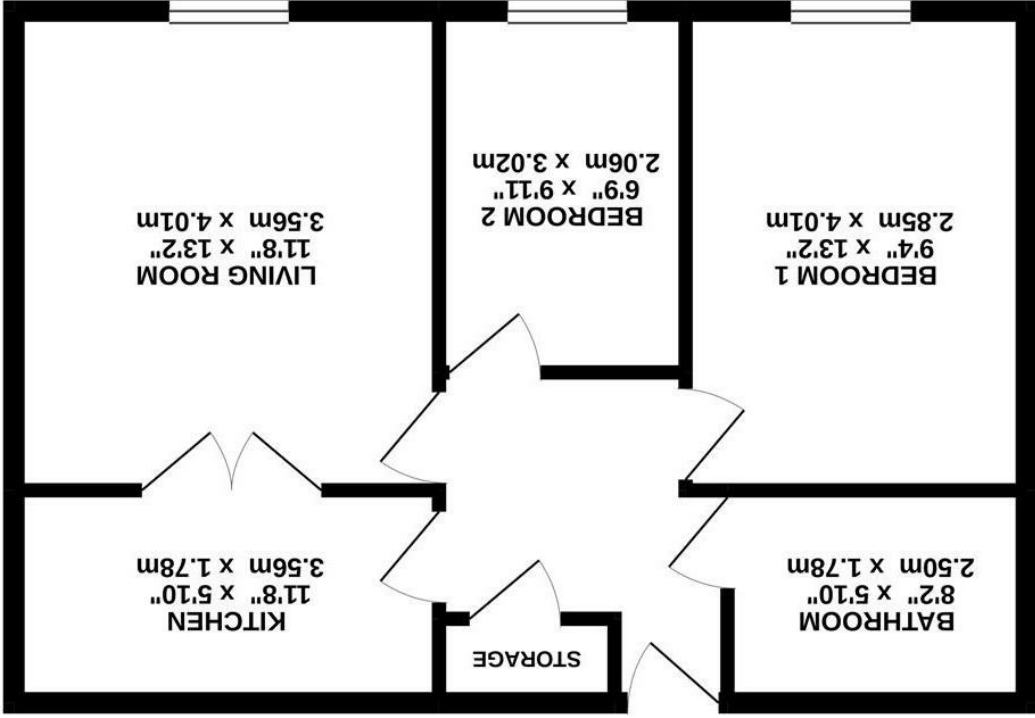


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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.

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GROUND FLOOR  
528 sq. ft. (49.0 sq. m.) approx.

www.chrisgeorgeestategent.co.uk

Tel: 01536 524475

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



18 Oaktree Court George Street, Kettering, NN16 0AW  
 £125,000



Offered to the market with no chain is this two bedroom, second floor apartment, within Oaktree Court. Oaktree Court is an exclusive retirement development for the over 55's and is perfectly situated just a short walk from Kettering town centre and Kettering train station. This accommodation is spacious throughout and comprises a living room, a kitchen, two bedrooms, and a bathroom. The property benefits from a newly fitted living room storage heater and a new induction hob.

Upon entry to the property, you are welcomed into the entrance hall, where all accommodation can be accessed. The kitchen is located to the left of the home and is fitted with a range of eye and base level units, an integral oven, and a new induction hob. There is space for appliances such as an undercounter fridge and a washing machine. Double doors lead you through to the generously sized living room, which benefits from a large window, boasting views and natural lighting. The master bedroom is double in size, the second bedroom is versatile in use and is currently functioning as a dining room. The bathroom is a three piece suite and comprises a walk in shower enclosure, a low-level w/c and a pedestal hand wash basin.

COUNCIL TAX BAND - C  
EPC - C

**AGENTS NOTE:**

- 88 years remaining on the lease
- Quarterly Service & Management Charge is £621.27 (water rates and TV licenses fees are included)
- Ground rent is £1 per year



**Living Room**  
11'8" x 13'1" (3.56 x 4.01)

**Kitchen**  
11'8" x 5'10" (3.56 x 1.78)

**Bedroom One**  
9'4" x 13'1" (2.85 x 4.01)

**Bedroom Two**  
6'9" x 9'10" (2.06 x 3.02)

**Bathroom**  
8'2" x 5'10" (2.50 x 1.78)

