

**7 Barnwell Court
Mawsley Village
KETTERING
NN14 1FG**

Guide Price £155,000



- NO CHAIN
- TWO DOUBLE BEDROOMS
- KITCHEN
- VILLAGE LOCATION
- COMMUNAL RESIDENT PARKING

- MODERN FIRST FLOOR APARTMENT
- LOUNGE/DINER
- CLOSE TO AMENITIES
- COMMUNAL GARDEN AREA
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the charming village of Mawsley, Kettering, this modern apartment at Barnwell Court with No Onward Chain offers a delightful blend of comfort and convenience. With two spacious double bedrooms, this property is perfect for individuals or small families seeking a tranquil living environment. The bright and airy feel of the apartment creates a welcoming atmosphere, making it an ideal retreat after a long day.

The well-designed layout includes a comfortable reception room, perfect for relaxation or entertaining guests. The apartment also features a contemporary bathroom, ensuring that all your needs are met in style.

One of the standout features of this property is its prime location. Residents will enjoy easy access to local amenities, providing everything you need just a stone's throw away. Additionally, the surrounding countryside offers picturesque walks, allowing you to immerse yourself in nature and enjoy the beauty of the outdoors.

For those with vehicles, the apartment includes communal parking for one car, adding to the convenience of this lovely home.

In summary, this modern apartment in Mawsley is a fantastic opportunity for anyone looking to embrace village life while still being close to essential services and scenic countryside. Don't miss the chance to make this delightful property your new home.

Ground Floor

Communal Entrance

Security entry system, stairs to first floor landing.

First Floor

Lounge/Diner

17'2" x 16'6" (5.25 x 5.03)

Enter via hardwood door, double glazed window to rear aspect, TV point, telephone point, storage cupboard, door entry system, loft hatch entrance, ceiling smoke alarm, radiator, door to;

Kitchen

9'10" x 9'0" (3.02 x 2.76)

Double glazed window to rear aspect, wooden wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated electric oven with gas hob and extractor hood over, space/plumbing for washing machine, space for fridge freezer, one and half bowl stainless sink with drainer and mixer tap over, ceiling spot lights, ceiling smoke alarm, radiator.

Bedroom One

12'0" x 9'4" (3.66 x 2.87)

Double glazed window to front aspect, Tv point, radiator.

Bedroom Two

11'8" x 9'4" (3.58 x 2.87)

Double glazed window to front aspect, TV point, telephone point, radiator.

Family Bathroom

7'1" x 6'6" (2.16 x 1.99)

White suite comprising of panel bath with shower over, tiled splash backs, pedestal wash hand basin with close coupled W/C, electric shaving point, ceiling extractor fan, radiator.

Parking

Communal resident parking in the courtyard.

Leasehold

125 Year Lease from January 2019 .The ground rent is £250 for the year, we are advised the services charges approx £1351.28 and building insurance £174.88.

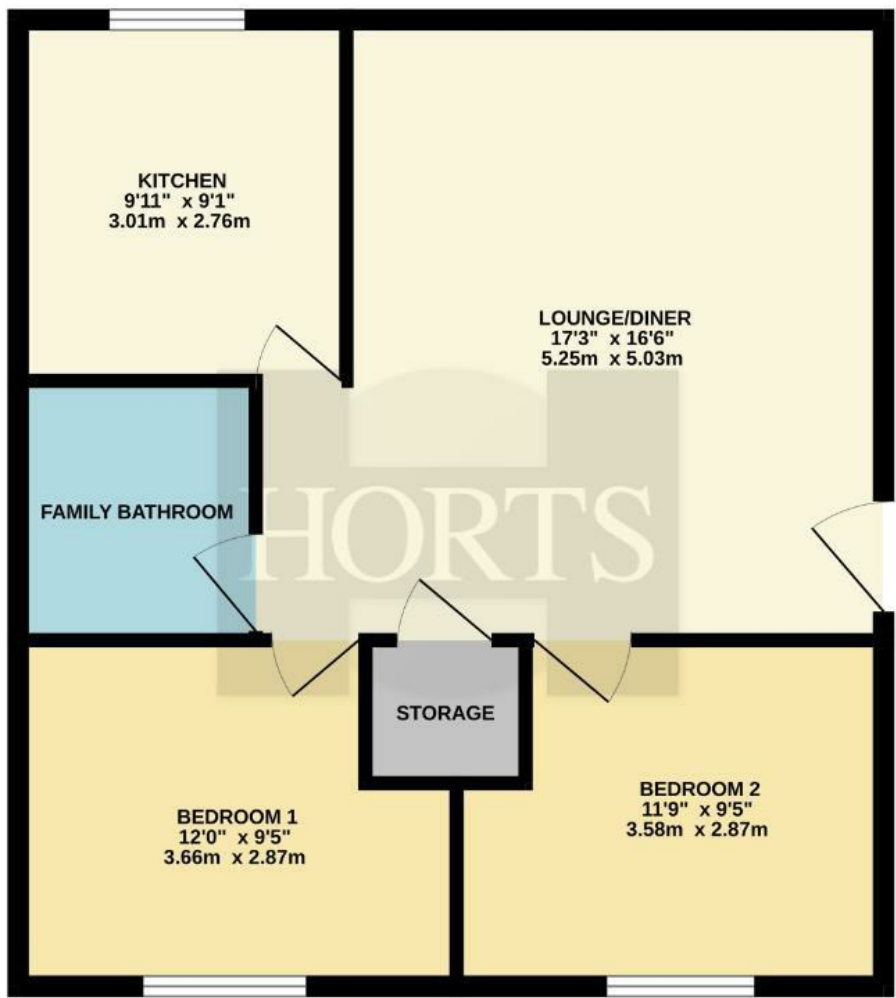
Agents Notes

Local Authority: North Northamptonshire Council

Council Tax Band - B



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.