



21 Cleaver Court  
Kettering, NN15 7HH



**Simpson & Partners**

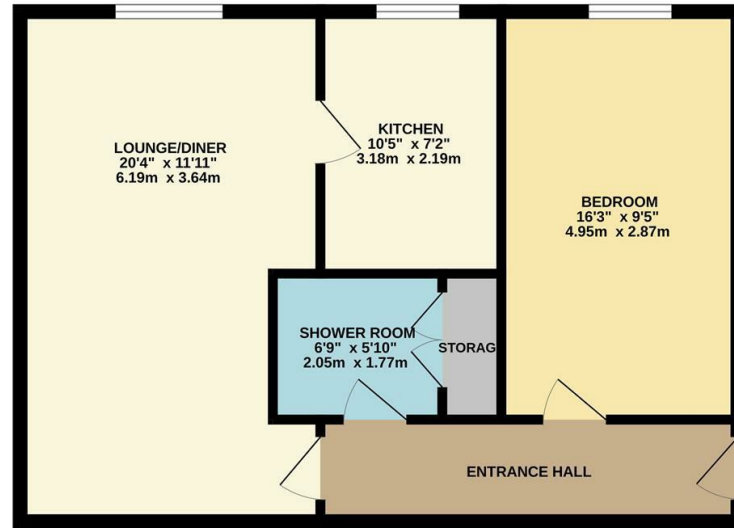
Simpson and Partners are delighted to offer to the market with NO ONWARD CHAIN, this fantastic one bedroom property located within close proximity to the train station and town centre. For residents aged 60 and over, this home is highly secure with a pull cord and 24 hour monitoring, and a lift to all floors. The accommodation also benefits from a refitted kitchen, 20' lounge/diner, large bedroom and shower room. Further to this, the property also has communal parking and communal residents lounge.

A viewing is highly recommended!

Price £77,000



GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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