



Are you over 60 and seeking a simpler, more comfortable lifestyle? This charming 2-bedroom first-floor apartment in the heart of Kettering town centre could be your perfect new home! Just a leisurely stroll from the Heritage Quarter, where you'll find the Parish Church, library, delightful cafés, welcoming pubs, and shops, this property offers both convenience and community. Enjoy spacious living with a modern fitted kitchen, a generous living room, two bedrooms, and a shower room. The apartment features double glazing and electric heating for your comfort. One unique highlight is the kitchen window, a rare find in Oaktree Court, adding a bright, cheerful ambiance to your home.

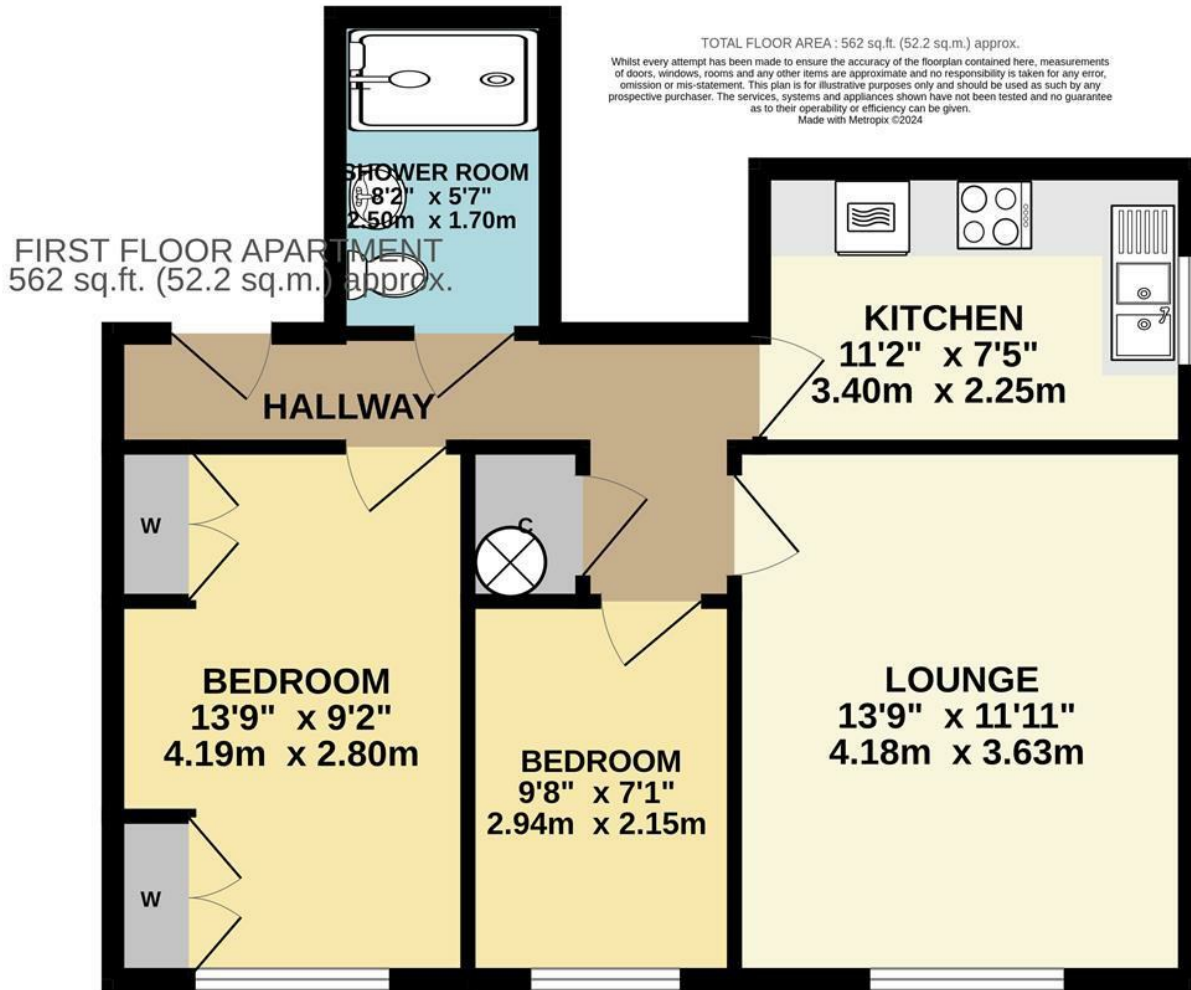
There is resident parking on site and no chain. If you've previously overlooked other apartments in Oaktree Court due to their lack of a kitchen window, this is your chance to find a home that truly suits your needs. Viewing: By appointment with the sole agents. please access the apartment through the George Street main entrance into block A. Don't miss this opportunity to downsize into a well-located community!

Lease details: 125 years from 1991. Ground rent: £1pa if requested. Service charge 2024/2025: £247.92pcm

**Flat 9 Oaktree Court  
George Street, Kettering  
NN16 0AW  
Asking Price £139,950**

**Tenure: Leasehold  
Council Tax Band: C**

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- Modern fitted kitchen with west facing window
- Spacious living room, 2 bedrooms and shower room, no chain
- Electric heating, double glazing, residents shared parking
- Residents lounge, communal gardens
- First floor apartment with lift access
- Full details of service charge, copy of lease and other information available from the agents

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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>		
<small>Not energy efficient - higher running costs</small>		
England & Wales		EU Directive 2002/91/EC



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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