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Oaktree Court, George Street, Kettering

£95,000 Leasehold

**BELVOIR!**



This 2 bedroom apartment is located on the third floor of this warden controlled retirement housing. There are lifts to all floors as well as communal areas and gardens.

Built in 1989 to mobility standard this apartment offers a spacious living area with a kitchenette and a large floor to ceiling window which creates a comfortable space to sit and appreciate the surrounding environment without compromising on safety due to the protective railings on the outside.

The property also boasts two good sized bedrooms along with a large shower room fully equipped with emergency cords and a double sized walk in shower and mobility rails.

The retirement complex benefits from being warden controlled with regular social activities including suppers, outings, keep fit and coffee mornings.

New residents are accepted from 60 years of age.

This property is centrally located with a bus stop within 500 yards as well as a local newsagents and the Town Centre and local amenities all within easy reach.

EPC Rating C. Council Tax C

### Entrance Hall

2.20m x 2.54m (7'2" x 8'4")

A spacious entrance hall with doors leading to all rooms and storage/cloaks cupboard.

### Living/Dining Area

3.17m x 5.17m (10'5" x 17'0")

A spacious living area with a floor to ceiling window, electric heater, space for dining table, opening leading to the kitchen.

### Kitchen Area

1.92m x 3.17m (6'4" x 10'5")

A range of wall and base units, stainless steel sink and drainer, built in oven, electric hob and extractor, space and plumbing for appliances, vinyl flooring, door leading to hallway and opening into living area.

### Master Bedroom

2.86m x 4.01m (9'5" x 13'2")

Window to rear, electric heater.





### Shower Room

2.70m x 1.20m (8'11" x 3'11")

A double size shower with glass sliding doors, mobility handrails and emergency pull cords, pedestal sink, low level WC, wall tiling, heated towel rail, vinyl flooring, extractor.

### Bedroom Two

2.18m x 2.98m (7'2" x 9'10")

Window to rear, electric heater.

### Outside

The property is accessed via a security buzzer controlled door to the ground floor which opens into a communal area.

There are small light filled glazed communal seating areas to each floor as well as a lift to all floors. The corridors are wide and spacious and allow for easy access to all apartments.

There are also communal gardens for residents to enjoy as well as car parking for residents and visitors.

### Lease

Lease 125 years from 1 January 1991

As of February 2024

Ground Rent/Service/Maintenance Charge £252.51 per month (£3030.12 pa)

Over 60s retirement housing.

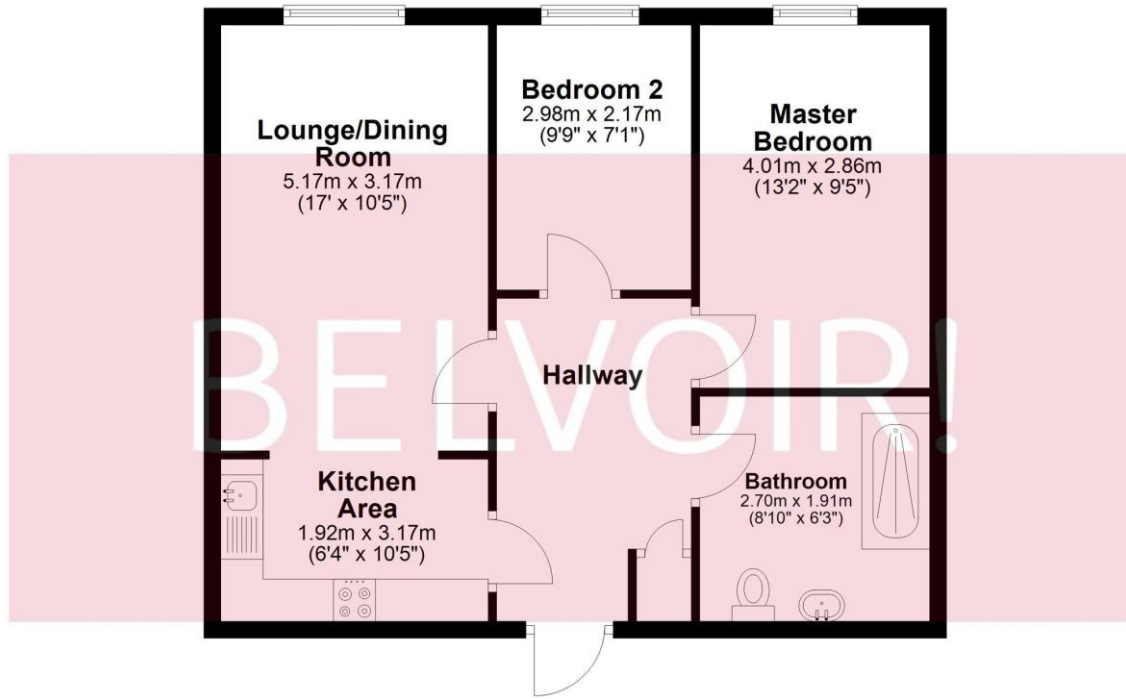
### Agents Notes

*The Developer hereby covenants with the Council that the Site shall be subject to the restriction that no units of living accommodation in the Development shall be occupied other than by persons above the age of sixty (60) or where a couple is involved at least one of the persons concerned shall be above the age of sixty (60) PROVIDED THAT this restriction shall not apply to any unit of accommodation which is occupied by a person who is employed as a residential warden and members of his/her family who would normally be expected to reside with him/her.*

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



### Third Floor Apartment



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(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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Contact us today to arrange a viewing...

# BELVOIR!