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Cole Court, Kettering

£125,000 Leasehold

BELVOIR!

EPC Rating C. Council Tax B.



Offered to market with NO ONWARD CHAIN is this deceptively spacious two bedroom second floor apartment located in the popular gated community of Cole Court.

The open plan living enjoys a Juliette balcony & fully fitted kitchen complete with storage cupboard.

Two bedrooms are enjoyed with the master bedroom benefiting from an en-suite shower room with single shower.

A family bathroom, additional storage cupboard & entrance hall completes the accommodation on offer.

Externally you will find allocated parking & bin store.

Entrance Hall

Front door opening onto communal entrance, carpet to flooring, ceiling light, loft access, storage cupboard.

Open Plan Living

6.1m x 4.51m (20'0" x 14'10")

Living area - Double glazed Juliet balcony facing the side gardens, carpet to flooring, ceiling light, storage cupboard housing boiler, radiator, telecom entry system.

Kitchen - Kitchen comprising of wall and base units, composite work surfaces over, four ring gas hob, integrated electric oven, stainless steel, sink with drainer, integrated fridge/freezer, space for washing machine, vinyl to flooring, tiled splash backs.

Bedroom One

3.53m x 3.42m (11'7" x 11'2")

Double glazed window to side, carpet to flooring, ceiling light, radiator.

En-suite

2m x 1.4m (6'7" x 4'7")

Single shower enclosure, mains shower, low level WC, pedestal wash hand basin, tiled flooring, part tiled walls, ceiling light, radiator, extractor fan.





Bedroom Two

3.52m x 2.18m (11'6" x 7'2")

Double glazed window to side, carpet to flooring, ceiling light, radiator.

Bathroom

2m x 1.71m (6'7" x 5'7")

Paneled bath, mixer tap, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, part tiled walls, extractor fan, ceiling light.

External

Gated community, allocated parking, green space around the property.

Agents Notes

Lease 125 years from 1 March 2004

As of January 2025

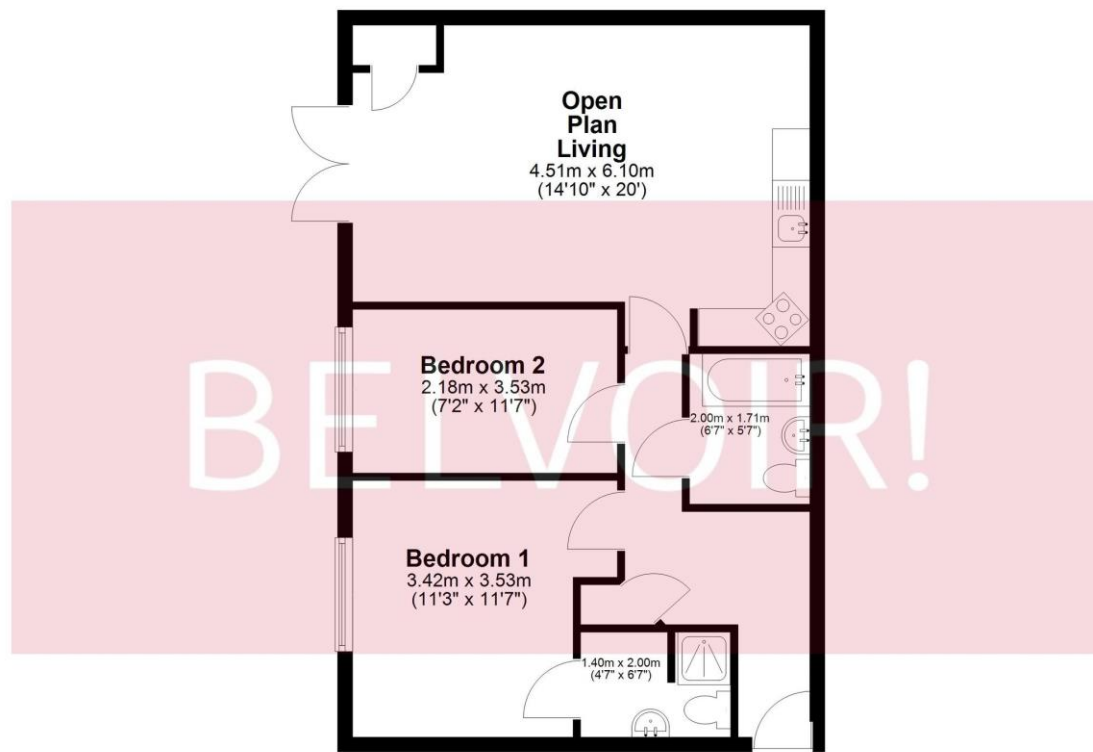
Service/Maintenance Charge £940 pa

Ground Rent £310.28 pa

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.

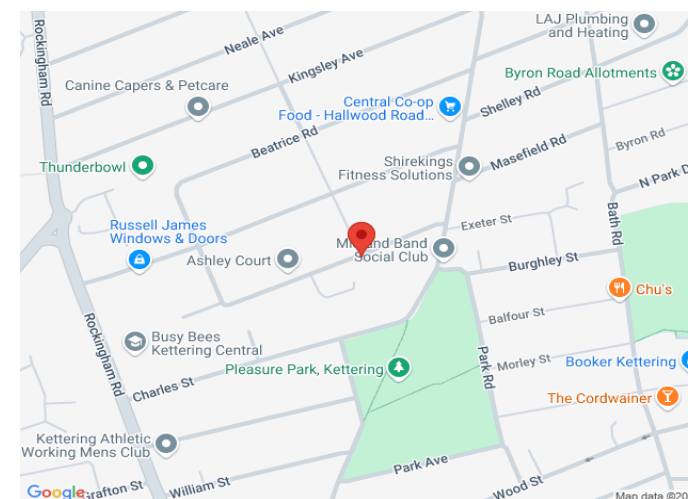
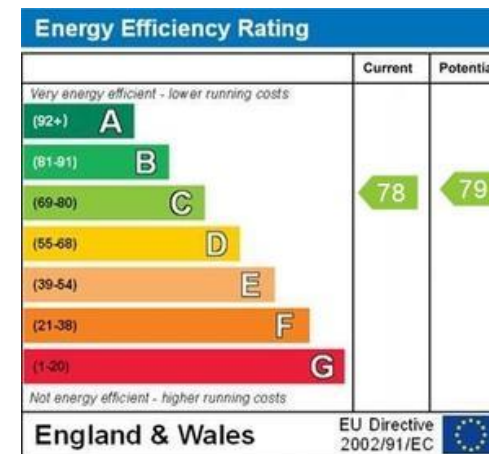


Second Floor



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Plan produced using PlanUp.



Contact us today to arrange a viewing...

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