



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Oaktree Court, Kettering NN16

"Let there Be Light"

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"Let there Be Light"

This fabulous first floor apartment for the over 55's within the scheme managed development of Oak Tree Court offers a fabulous light filled interior with a dual aspect from the living room, and being one of the few apartments with a window in the kitchen. The well-presented accommodation includes an entrance hall, kitchen with integrated oven and hob, fabulous living room, two bedrooms, the main bedroom with built in wardrobes, the guest bedroom ideal as a dining room and finally a well-appointed shower room all complimented by electric heating and UPVC double glazed windows. Security entry phone system, pull cords to the scheme manager and a residents lounge for social gatherings compliment this lovely home, the convenient location means the town centre, shops, Restaurants, bus routes and the mainline railway are within easy reach.

- UPVC Double Glazing
- Electric Heating
- Security Entry Phone system and pull cords to each room for the Scheme Manager / Support system.
- Entrance Hall - Useful Storage cupboard, Interior doors to :
- Living Room - a lovely room enjoying a dual-aspect flooded with natural light.
- Kitchen - with a range of base and eye-level units, stainless steel sink and drainer, integrated oven, four ring electric hob with extractor over, roll-top worksurfaces and ceramic tile splash backs with recess for washing machine and fridge.
- There are two bedrooms, the principal bedroom with fitted wardrobes, the second bedroom is ideal for a guest or works well as a formal dining room. The bathroom features a low-level WC, pedestal wash hand basin, and a spacious double-sized shower with electric shower, ceramic tiled splashback, heated towel rail.
- Lease details - 125 Year from 1991
- Management Fee is approximately £743 Per Quarter, £2972 Per Annum

Outside there are well kept communal gardens with lawned area, colourful plantings, and patio seating area. A parking quadrant provides private residents parking.

Living Room - 4.01m x 3.73m (13'2" x 12'3")

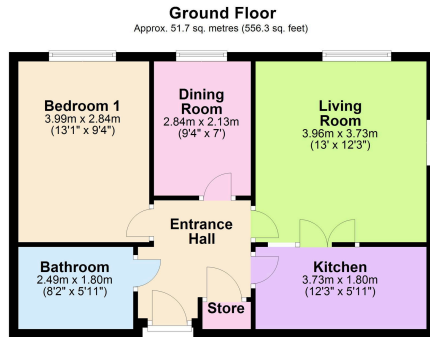
Kitchen - 3.73m x 1.78m (12'3" x 5'10")

Dining Room - 2.84m x 2.13m (9'4" x 7'0")

Bedroom - 3.99m x 2.84m (13'1" x 9'4")

Bathroom - 2.49m x 1.8m (8'2" x 5'11")





Total area: approx. 51.7 sq. metres (556.3 sq. feet)

- Retirement Apartment
- First Floor
- Two Bedroom
- One Reception Room
- Communal Gardens
- Communal Parking
- Town Centre Location
- EPC RATING: PENDING
- COUNCIL TAX: C



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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