



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Oaktree Court, Kettering, NN16

"Retire Gracefully"

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This stunning ground floor scheme managed apartment offers a spacious with a private door out to a patio area outside. The location means the town centre and a wealth of amenities are a short, level walk away and Oak Tree Court offers communal living room, guest bedroom and resident activities. The accommodation benefits from, security entry system, emergency pull cords, electric heating and UPVC double glazed windows to include an entrance hall, living room, larger than average kitchen with integrated oven and hob. The two bedrooms are both double sized, the master with fitted wardrobes and the shower room. Outside there is well kept communal gardens and residents parking. Easy, convenient living all on one level.

- Spacious accommodation throughout
- Electric Heating with upgraded hot water system
- UPVC double glazed windows
- Entrance hallway with useful storage cupboard
- Living/Dining room is a generous size and with door to patio area outside
- Kitchen with a range of base and eye level units, single drainer sink unit with mono bloc tap inset to roll top worksurfaces, integrated oven and four ring electric hob with extractor, space for washing machine, fridge/freezer and other appliances (appliances are negotiable), ceramic tiled splash backs
- Two bedrooms - the master is a generous double sized room
- Shower room with low level WC, pedestal wash hand basin, walk in shower enclosure with electric shower and ceramic tiled splash backs

Outside there is a private patio area providing a perfect space to and sit out and enjoy. The resident gardens are beautifully maintained with patio and seating areas, lawns and expertly planted borders. The property also enjoys access to the residents only car parks.

Living/Dining Room - 4.19m x 3.66m (13'9" x 12'0")

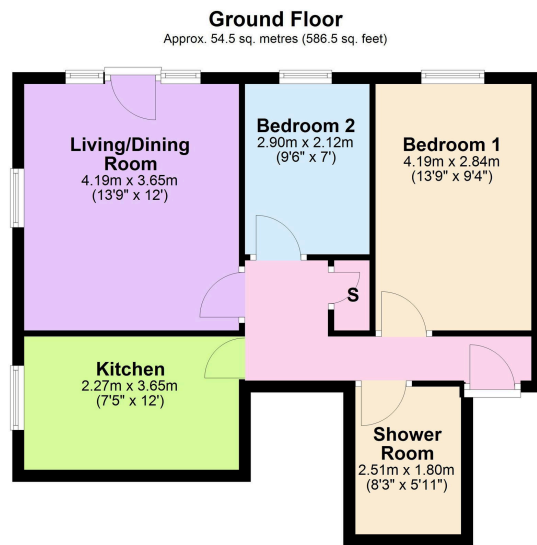
Kitchen - 2.26m x 3.66m (7'5" x 12'0")

Bedroom 1 - 4.19m x 2.84m (13'9" x 9'4")

Bedroom 2 - 2.9m x 2.13m (9'6" x 7'0")

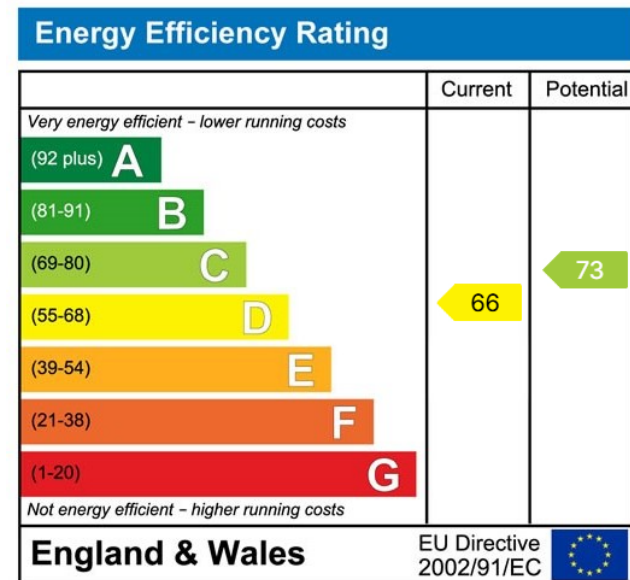
Shower Room - 2.51m x 1.8m (8'3" x 5'11")





Total area: approx. 54.5 sq. metres (586.5 sq. feet)

- Over 55s Only - Retirement Apartment
- Two Bedrooms
- Ultra-Convenient Location
- Lease: 125 Years as of 1991
- COUNCIL TAX: C
- Excellent Size
- Residents Lounge + Gardens
- Residents Parking
- Management Fees: Approx. fee of £680 per quarter
- EPC RATING: D



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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