



6. Petherton Court
Kettering, NN16 9AP



Simpson & Partners

NO CHAIN - Situated within walking distance of Kettering town centre, this superbly presented two double bedroom second floor apartment offers well-balanced accommodation complemented by a garage and communal gardens. The location is particularly convenient, with Kettering mainline railway station and Kettering General Hospital both just a short distance away, making the property ideally suited to commuters and professionals alike.

The apartment benefits from UPVC double glazing and electric wall heaters throughout, ensuring a comfortable and efficient home. Access is gained via a communal hallway entered through a security intercom system, leading to a private entrance hall. From here, the accommodation comprises a generous 13' lounge and an equally spacious 13' kitchen/dining room fitted with a built-in oven and hob, enhanced further by a Juliette balcony that fills the room with natural light.

There are two well-proportioned double bedrooms, with bedroom one featuring fitted wardrobes and a dressing table, while bedroom two also enjoys a fitted wardrobe. A three piece bathroom suite completes the internal accommodation. Externally, the property enjoys the use of attractive communal gardens along with a garage.

Offered for sale with no onward chain, this is an excellent opportunity in a sought-after location, and internal viewing is highly recommended to fully appreciate all that is on offer.

Service Charge Is £105.00 PCM

Lease Details: From 1st November 1962 For 189 Years With 125 Years Remaining.

Offers In Excess Of £120,000



2



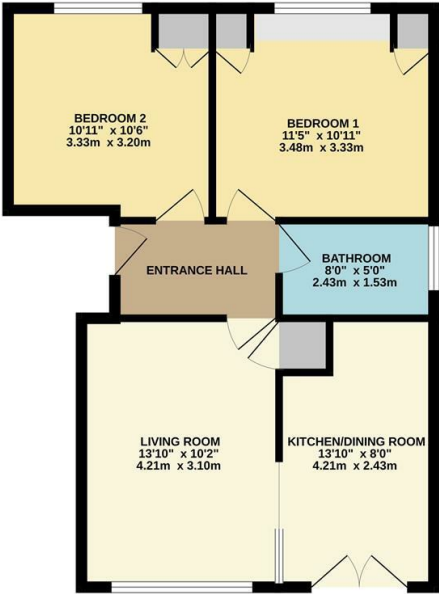
1



1



GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq ft (52.9 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Metagap (2020).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN