



40 Oak Tree Court
Kettering, NN16 0AW



Simpson & Partners

NO CHAIN - We are pleased to offer for sale this superb first floor two bedroom apartment, strictly for the over 55's, within walking distance of the town centre and other local amenities. The development benefits from a communal room which offers various events throughout the week, providing excellent opportunities for socialising with fellow residents, along with a security intercom system for peace of mind and lifts within the block for easy access to all floors. Pull cords are installed throughout, providing a direct link to the scheme manager for assistance when needed.

The accommodation comprises an entrance hall leading to a well-appointed kitchen with built in appliances, whilst double doors provide access to the generous lounge/dining room, perfect for entertaining or relaxing. Bedroom one features a range of fitted bedroom furniture offering ample storage, and the second bedroom also has a range of fitted bedroom furniture offering useful storage. A modern white three piece shower room completes the internal layout. The apartment benefits from electric heating throughout and double glazed windows ensuring comfort and efficiency.

An additional feature includes access to communal gardens where you can enjoy the outdoors.

An internal viewing is a must to appreciate this superb apartment and all it has to offer. The lease details are 125 years from 1st January 1991 with 90 years remaining, and the service charge is £226.37 per calendar month.

Price £129,995

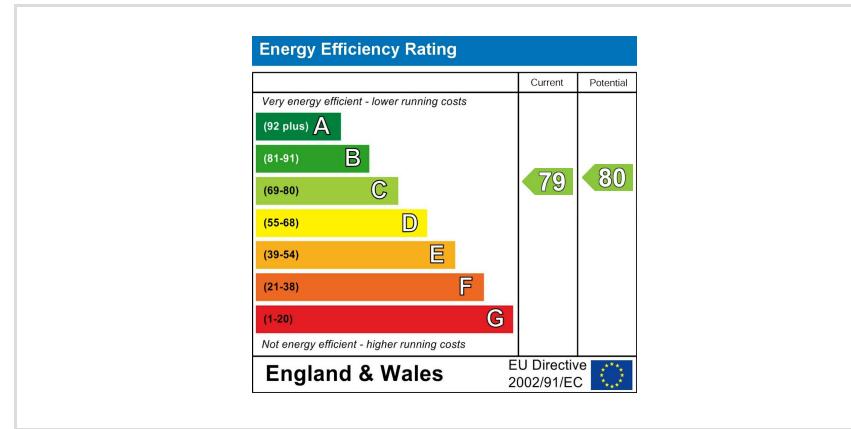


Simpson & Partners

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should not rely on the floorplan and should make their own enquiries of the vendor or their solicitor. The services, systems and equipment have not been tested and no guarantee can be given as to their operability or efficiency. Made with MyFloorPlans.com





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