



13 Petherton Court
Kettering, NN16 9AP



Simpson & Partners

CASH BUYERS ONLY – NO CHAIN!

Beautifully presented and ideally positioned within walking distance of the town centre, this stunning two bedroom ground floor apartment offers the perfect blend of comfort, convenience, and contemporary living. Kettering General Hospital and Kettering Mainline Railway Station are both just a short drive away, making this an excellent choice for professionals, commuters, and those seeking easy access to local amenities. The property further benefits from well-maintained communal gardens and a private garage, adding to its appeal.

Step inside and you'll discover an immaculately maintained home that has been recently decorated, complete with new floor coverings that give the apartment a fresh, modern feel. The accommodation comprises a secure communal hallway with intercom entry system, leading to a welcoming entrance hall. From here, you'll find a comfortable lounge, a stylish kitchen/dining room featuring French doors that flood the space with natural light, two generously sized bedrooms, and a sleek modern white shower room. Additional features include UPVC double glazing and the luxury of underfloor heating.

Offered to the market with NO ONWARD CHAIN, this apartment presents a hassle-free purchase opportunity for cash buyers ready to move quickly.

Lease Details: The lease commenced on 19th September 1961 for a term of 99 years, with 34 years remaining. We are currently in the process of establishing the cost of a lease extension.

Ground rent is £12.00 per annum, with a service charge of £105 per calendar month.

An internal viewing is an absolute must to truly appreciate everything this superb apartment has to offer.

Offers In Excess Of £95,000



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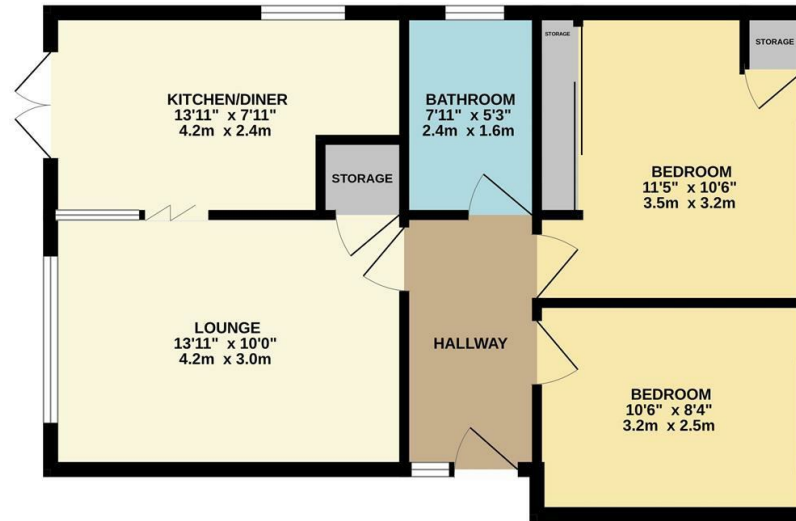
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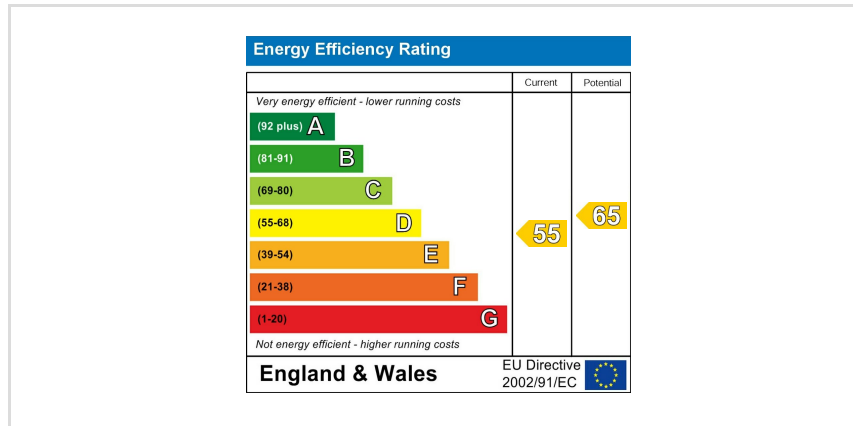
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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 or efficiency can be given.
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