

**8 Barnwell Court
Mawsley
KETTERING
NN14 1FG**

Guide Price £145,000



- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- KITCHEN
- VILLAGE LOCATION
- COMMUNAL RESIDENT PARKING

- FIRST FLOOR APARTMENT
- LOUNGE/DINER
- COMMUNAL GARDEN AREA
- CLOSE TO AMENITIES
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in the charming village of Mawsley, on the outskirts of Kettering, this modern apartment at Barnwell Court comes to market with No Onward Chain and is deceptively spacious. A two-bedroom first-floor apartment which enjoys a prime position with a wealth of excellent facilities and countryside walks right on your doorstep. The accommodation briefly comprises; communal entrance hall, generous lounge/dining room, fitted kitchen, two double bedrooms, and communal resident parking.

In summary, this modern apartment in Mawsley is a fantastic opportunity for a first time buyer, buy to let investor or anyone looking to embrace village life while still being close to essential services and scenic countryside.

Ground Floor

Communal Entrance

Security entry system, stairs to first floor landing.

First Floor

Lounge/Diner

17'3" x 16'6" (5.26 x 5.04)

Enter via hardwood door, double glazed window to rear aspect, storage cupboard, door entry system, loft hatch entrance.

Kitchen

9'10" x 8'11" (3.02 x 2.74)

Double glazed window to rear aspect, wooden wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated electric oven with gas hob and extractor hood over, space/plumbing for washing machine, space for fridge freezer, one and half bowl stainless sink with drainer and mixer tap over, ceiling spot lights.

Bedroom One

11'11" x 9'4" (3.65 x 2.87)

Double glazed window to front aspect.

Bedroom Two

11'9" x 9'4" (3.60 x 2.87)

Double glazed window to front aspect.

Shower Room

7'1" x 6'5" (2.17 x 1.98)

Double glazed obscure window to side aspect, Amazon rainfall double walk in shower with extra hand held shower attachment over, tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled flooring.

Parking

Communal resident parking in the courtyard.

Leasehold

125 Year Lease from October 2019. The ground rent is £250 for the year, we are advised the services charges approx £2000 per annum and building insurance £200 per annum.

Agents Notes

Local Authority: North Northamptonshire Council

Council Tax Band - B

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.

A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

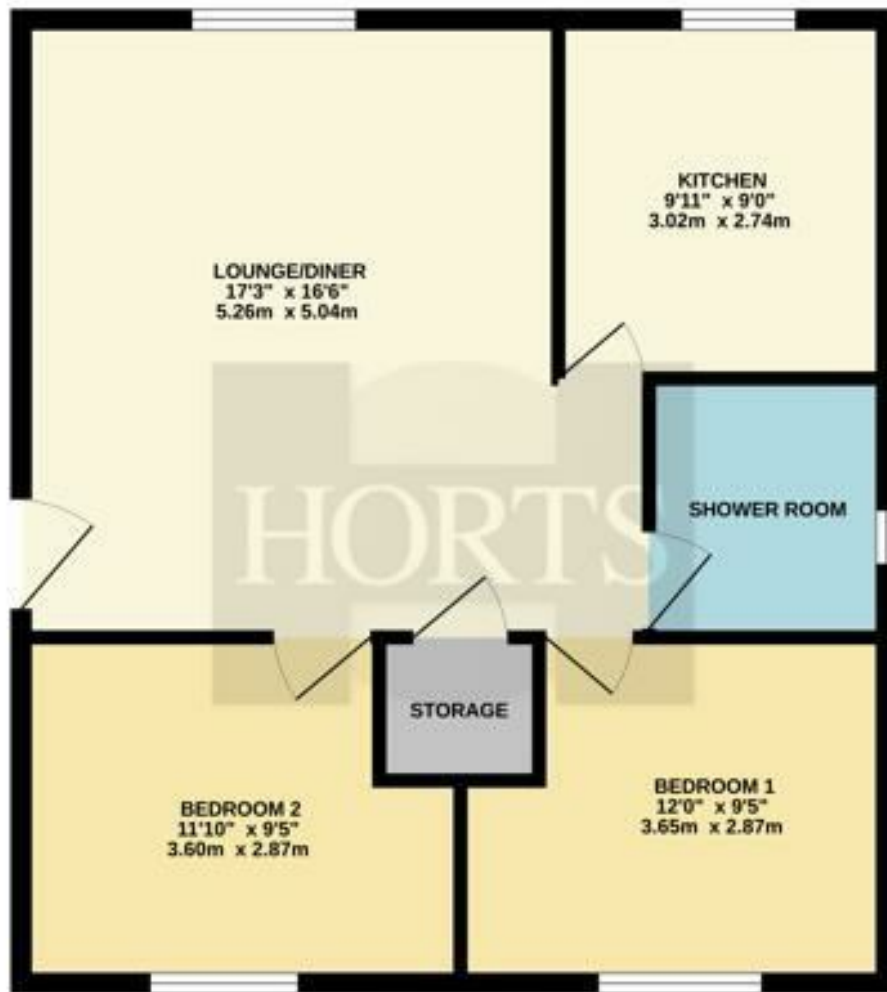
Local Area Information Mawsley Village

Mawsley is a modern village and civil parish in North Northamptonshire, situated south-west of Kettering and close to the A43. Although it is a relatively new settlement, planned from the 1990s and developed from 2001 onwards, it was designed to create the character and feel of a traditional Northamptonshire village. The village has winding streets, attractive green spaces and good pedestrian routes, with a significant amount of open space including a recreation ground and natural and semi-natural areas. Its location provides a quiet rural setting while remaining within convenient reach of Kettering and the surrounding area.

A key feature of Mawsley is the range of facilities available within the village itself. These include a local shopping centre, Mawsley Village Surgery, Mawsley Dental Clinic and Mawsley Community Primary School, alongside The Centre at Mawsley, which provides meeting rooms, a main hall, lounge and bar and supports a wide range of community activities and events. The village also has numerous clubs, groups and activities, helping to create a strong community atmosphere. Its combination of modern housing, green spaces, local amenities and community facilities makes Mawsley distinctive among



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, equipment and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.