



## 3 Lilly Court House

Kettering, Northamptonshire NN168DL



**Simpson & Partners**

Within walking distance of the town centre, Kettering mainline railway station, and Kettering General Hospital, this stunning second floor apartment offers an exceptional living experience with secure off-road parking. The apartment simply oozes quality from the moment you walk through the front door, showcasing a level of finish and attention to detail that truly sets it apart.

The property benefits from UPVC double glazing and gas radiator heating, ensuring comfort and energy efficiency in every season. Upon entering, you are greeted by a welcoming entrance hall that leads into a generous 17' lounge/dining room, beautifully appointed with elegant oak flooring that adds warmth and character to the space. The luxury fitted kitchen is a real highlight, complete with built-in appliances and striking granite work surfaces that combine style with practicality, making it a joy to cook and entertain in.

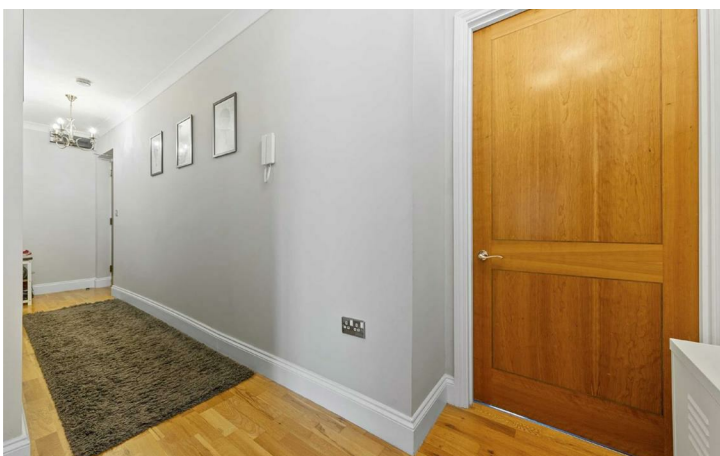
The main bedroom features a convenient built-in wardrobes and its own en-suite shower room, providing a private retreat within the home. A further double bedroom offers versatile space, perfect for guests, family, or use as a home office. The four-piece bathroom suite is equally impressive, boasting a separate shower cubicle for added convenience and a touch of indulgence.

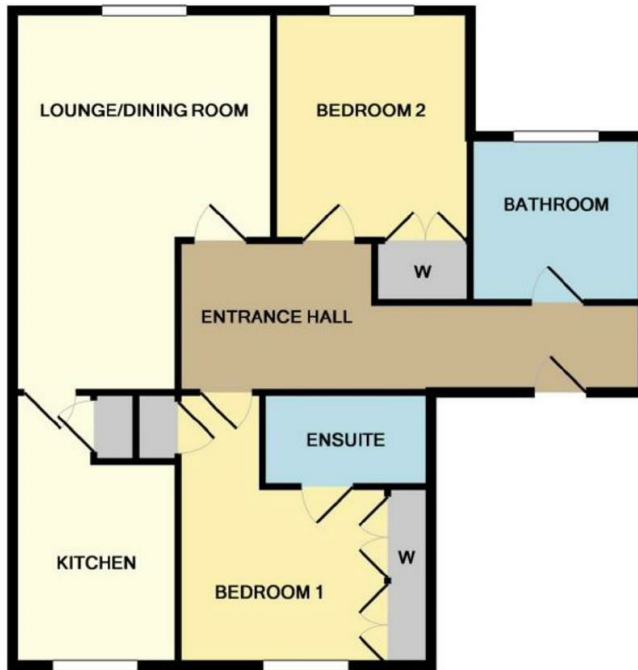
Outside, residents can enjoy superb communal gardens, offering a peaceful and beautifully maintained outdoor space to relax and unwind. This apartment truly represents an outstanding opportunity for those seeking quality, convenience, and a desirable location all in one package.

Lease Information: 125 years from 1 January 2004 with 102 years remaining.

This years service charges run from 1st April 2026 to 31st March 2027 and the charge will be £1409. There is an option to pay this monthly at £117.42.

Price £165,000





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### Energy Efficiency Rating

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

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