

**7 Barnwell Court
Mawsley Village
KETTERING
NN14 1FG**

Guide Price £139,995



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

- MODERN FIRST FLOOR APARTMENT
- LOUNGE/DINER
- CLOSE TO AMENITIES
- COMMUNAL GARDEN AREA
- 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 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

17'2" x 16'6" (5.25 x 5.03)

Enter via hardwood door, double glazed window to rear aspect, TV point, telephone point, storage cupboard, door entry system, loft hatch entrance, ceiling smoke alarm, radiator, door to;

Kitchen

9'10" x 9'0" (3.02 x 2.76)

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, ceiling smoke alarm, radiator.

Bedroom One

12'0" x 9'4" (3.66 x 2.87)

Double glazed window to front aspect, Tv point, radiator.

Bedroom Two

11'8" x 9'4" (3.58 x 2.87)

Double glazed window to front aspect, TV point, telephone point, radiator.

Family Bathroom

7'1" x 6'6" (2.16 x 1.99)

White suite comprising of panel bath with shower over, tiled splash backs, pedestal wash hand basin with close coupled W/C, electric shaving point, ceiling extractor fan, radiator.

Parking

Communal resident parking in the courtyard.

Leasehold

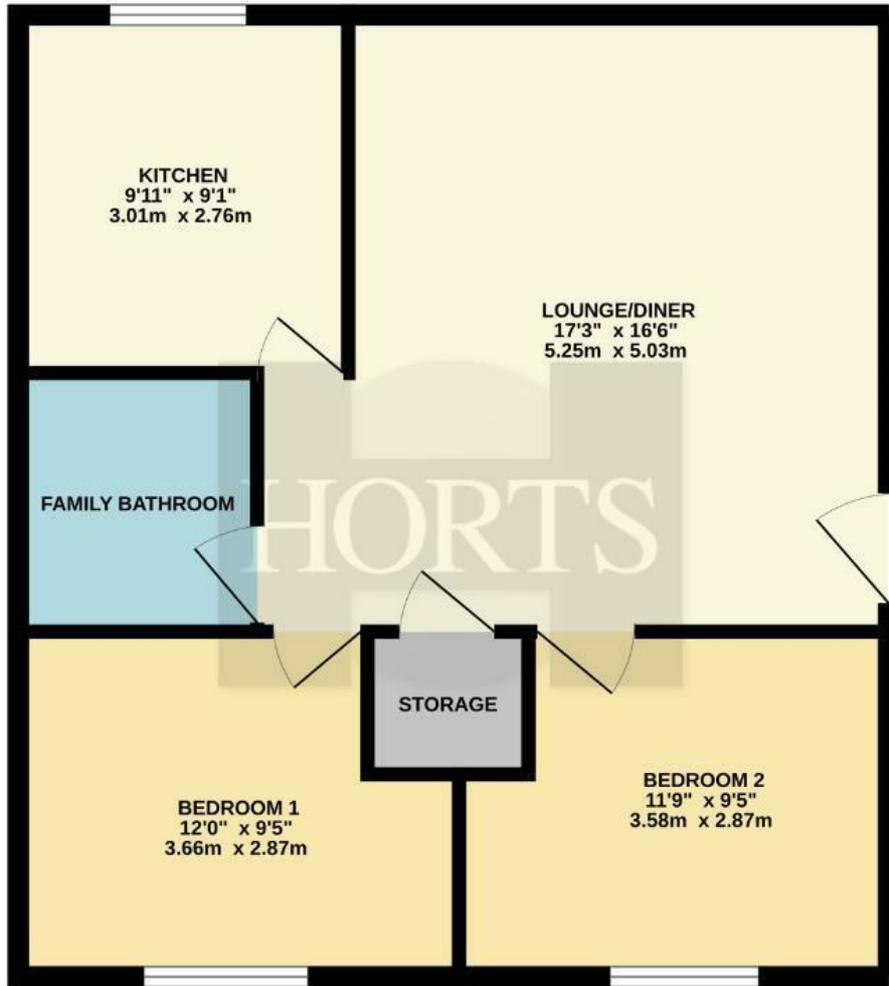
125 Year Lease from January 2019 .The ground rent is £250 for the year, we are advised the services charges approx £1351.28 and building insurance £174.88.

Agents Notes

Local Authority: North Northamptonshire Council
Council Tax Band - B



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 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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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.