

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.

Offers In Excess Of £100,000

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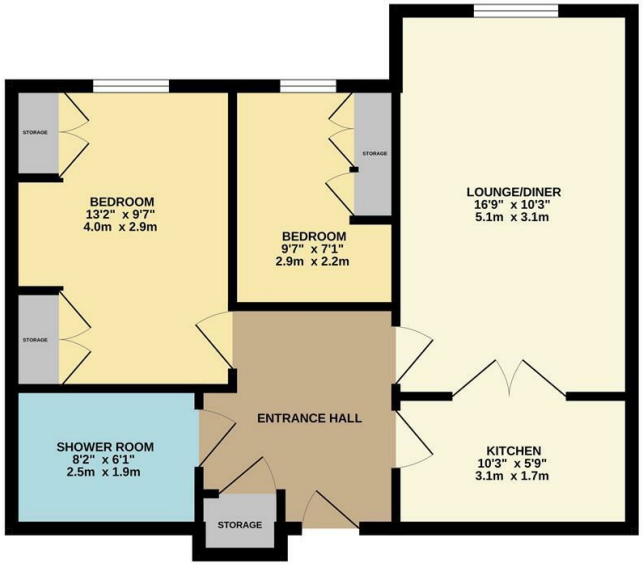






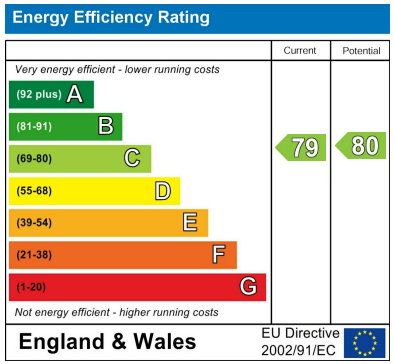
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GROUND FLOOR

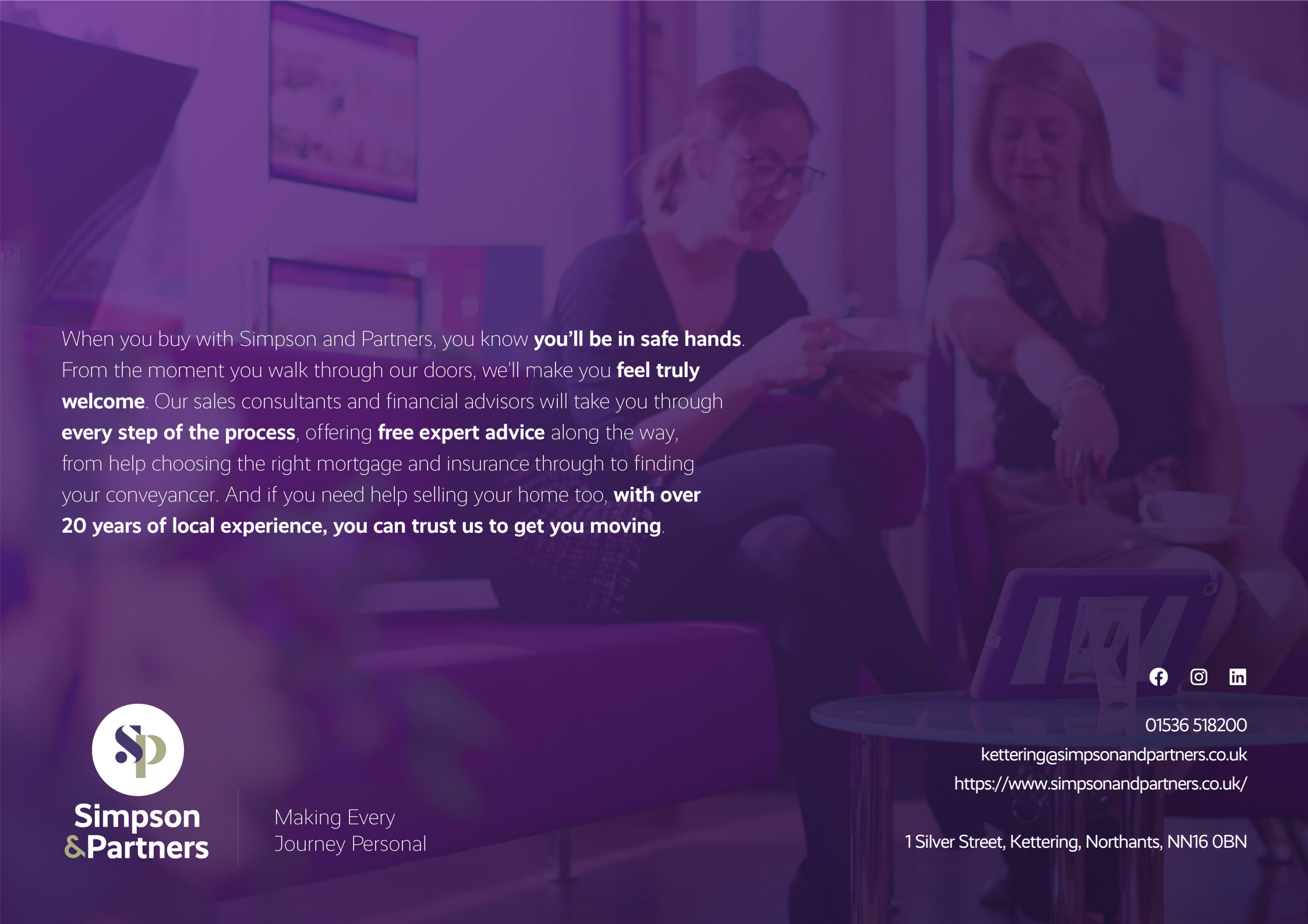


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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