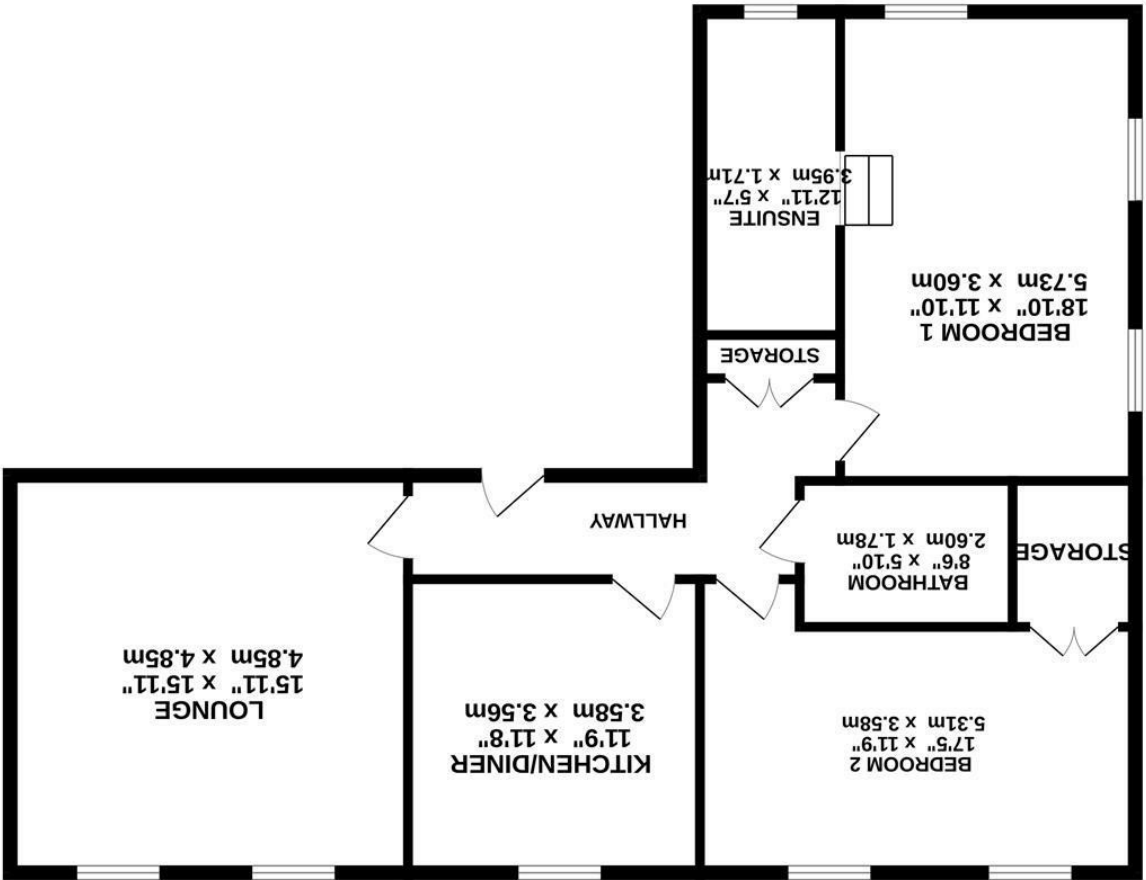


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.



Tel: 01536 524475
www.chrisgeorgeheestateagent.co.uk

Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DU



3 Heritage Court, Kettering, NN16 0DU
£250,000

2 2 1 D

SHARE OF FREEHOLD Offering the convenience of a prime location while maintaining an excellent level of privacy, this impressive and larger than average two bedroom first floor apartment is discreetly positioned within Heritage Court, in the heart of Kettering close to shops, local amenities and Kettering Railway Station. The property boasts high ceilings and generously proportioned accommodation throughout, comprising a spacious lounge, a kitchen/diner, two double bedrooms—one benefitting from an adjoining en suite— together with a main bathroom. Further advantages include two allocated parking spaces.

The kitchen is well appointed with a range of eye and base level units and benefits from integrated appliances, including an oven, hob, fridge freezer, dishwasher, and washing machine. There is ample space to accommodate a dining table and chairs, providing flexibility for everyday dining. The spacious living room is flooded with natural light from large south facing windows and offers generous proportions to comfortably accommodate both living and dining furnishings. Both bedrooms are exceptionally well proportioned double rooms, each enjoying large windows that enhance the bright and airy ambiance. The south facing master bedroom further benefits from a private en suite, while the second bedroom features a substantial storage cupboard. The main bathroom comprises a bathtub with shower over, a low-level WC, and a wash hand basin. All in all a very well balanced and appealing apartment.

Council Tax Band: D
EPC Rating: D

Leasehold Details: There is a maintenance charge of approximately £135 PCM and approximately 100 years remaining on the lease.

