



## **Cleaver Court Station Road, Kettering NN15 7HH**

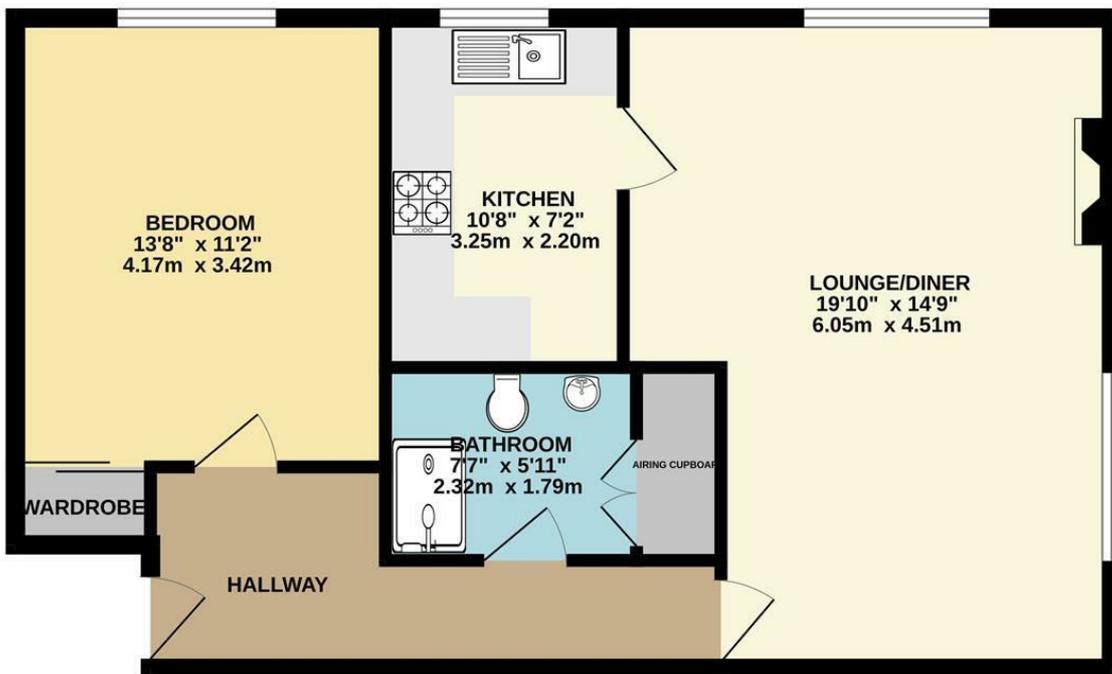
### **£85,000**

A superb GROUND FLOOR one bedroom apartment set in a smart development offered for sale with NO UPWARD CHAIN. The property is well presented throughout and benefits from modern fitted kitchen, recently fitted bathroom with "walk in" tub bath/shower and storage heating. the accommodation comprises of hall, lounge/dining room, kitchen, bathroom/wc and bedroom, There is also a communal residents lounge and car park to the rear. Located on Station Rd close to Northfield Avenue and of course Kettering Train Station with facilities within easy reach. AGENTS NOTE:- over 60s residence, lease term 125 years from 24th June 1989 and service charge tbc

**Tenure: Leasehold**  
**Energy Rating: C**  
**Council Tax Band: B**

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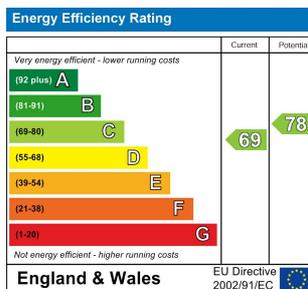
GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 sq.m.) approx.

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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- Ground Floor Apartment
- Very Well Presented
- Modern Kitchen With Built In Appliance
- Recently Fitted Walk-In Tub Bath/Shower
- Double Glazed
- Parking
- Great Location
- No Upward Chain



2 Silver Street, Kettering,  
Northamptonshire, NN16 0BN  
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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