



A Unique Opportunity in the Heart of Kettering – One of a Kind at Oaktree Court. Are you — or a loved one — looking for a simpler, more relaxed lifestyle without compromising on independence or location? This distinctive two-bedroom, first-floor apartment in the sought-after Oaktree Court development offers just that — and more. Perfectly positioned in Kettering's town centre, this well kept apartment is just a short, level walk from the charming Heritage Quarter. Enjoy easy access to the Parish Church, library, friendly cafés, traditional pubs, and local shops — all fostering a true sense of community right on your doorstep.

What makes this particular apartment truly special is its unique layout — the only one of its kind in the development. Overlooking the tranquil central gardens, it enjoys a rare triple aspect, with windows on three sides, including a bright double-aspect living room and a rare window in the kitchen. This feature bathes the apartment in natural light and creates a warm, uplifting atmosphere where you won't feel shut away from it all. Additional features include double glazing, electric heating, on-site resident parking and emergency pull cords in all rooms with 24 hour monitoring. Whether you're thinking of downsizing, simplifying, or simply finding a more manageable home in a friendly setting, this apartment ticks all the right boxes.

If you've seen Oaktree Court before, think again — this is a standout property in a prime location, ideal for anyone over 55 seeking comfort, convenience, and community. Viewing is by appointment only with the sole agents.

Please access via the main entrance on George Street into Block A.

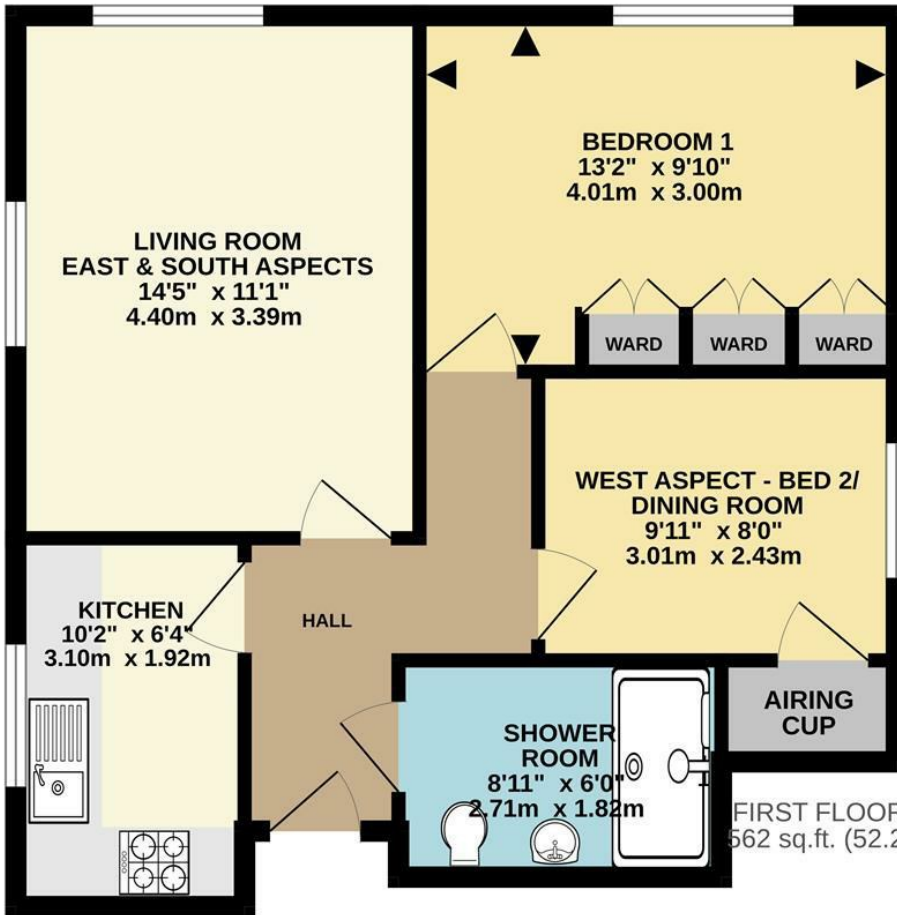
Don't miss this rare opportunity to secure a home that combines independence with peace of mind — in a place you'll be proud to call home.

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

Lease details:

125 years from 1st January 1991.
 Ground rent: £1pa if requested. Service charge 2025/2026: £226.37pcm from 1st April 2025. The flat owners are in the process of taking over the management of Oaktree Court. Please ask for details of covenants and any other charges that may be applicable

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



FIRST FLOOR APARTMENT
562 sq.ft. (52.2 sq.m.) approx

TOTAL FLOOR AREA : 562 sq.ft. (52.2 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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- **Central & convenient** – Just a short, level walk to Kettering’s Heritage Quarter, cafés, shops, the Parish Church, and library
- **One-of-a-kind layout** – The only apartment in Oaktree Court with windows on three sides, including a rare kitchen window and double-aspect living room
- **Bright & welcoming** – Overlooks peaceful communal gardens and is filled with natural light throughout
- **Comfort & security** – Includes double glazing, electric heating, shower room and 24-hour emergency pull cord system in all rooms
- **Independent living with support** – Designed for the over 55s, offering a balance of privacy and community
- **Resident parking & easy access** – On-site parking, lift access, residents lounge, guest bedroom



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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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