

# HENDERSON CONNELLAN

ESTATE AGENTS

Cleaver Court, Station Road NN15 7HH

"A New Chapter"

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Designed for those aged 60 and over, this spacious two-bedroom apartment offers independent living with the reassurance of a friendly community, all within easy walking distance of the town centre and mainline railway station. The interior is immaculately presented and comprises entrance hallway, spacious dual aspect living/dining room and fitted kitchen. The bathroom is fitted with modern suite and there are two generous bedrooms, the main room with built in wardrobes. With light-filled living space, attractive communal gardens and a welcoming residents' lounge, this is a wonderful place to enjoy the next chapter. Call us to book a private viewing today.

- Spacious apartment for over 60s
- UPVC double glazed windows
- Electric Heating
- Entrance Hallway
- Living/Dining Room is a spacious dual aspect space filled with light and offering versatile living options
- There are two Bedrooms, the main room is double in size and has built in wardrobe
- Bathroom - suite comprising low level WC, wash hand basin with mono bloc tap inset to vanity unit, panel enclosed bathtub with electric shower and glass shower screen, ceramic tiled splash backs, floor and airing cupboard
- Kitchen - with a range of base and eye level units, single drainer sink unit with mono bloc tap inset to roll top worksurfaces, space for oven, fridge/freezer and washing machine (appliances are negotiable)
- Lease Details- 125 Years from 24th June 1989
- Service/Maintenance Charge - £1885.00

Outside there are attractive planted gardens to the front. The rear features, easy care communal gardens and a parking area.

- NO CHAIN
- Spacious Second Floor Apartment
- Two Bedrooms
- Scheme Managed Building
- Close to Amenities
- Parking Area
- Communal Lounge
- **EPC RATING: PENDING**
- **Council Tax Band: B**

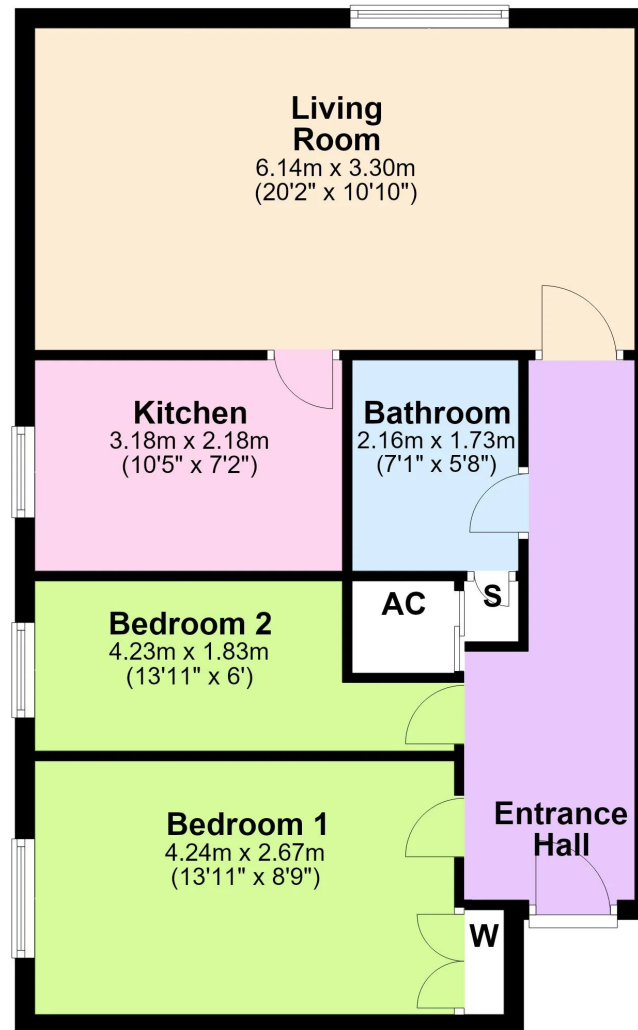
**Tenure:** Leasehold





## Apartment

Approx. 61.2 sq. metres (658.4 sq. feet)



Total area: approx. 61.2 sq. metres (658.4 sq. feet)

Henderson Connellan Kettering office 01536 417888 [ketteringsales@hendersonconnellan.co.uk](mailto:ketteringsales@hendersonconnellan.co.uk)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

