



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Oaktree Court Kettering

## "Garden Apartment"

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## "Garden Apartment"

This ground floor apartment situated within the conveniently positioned "Oak Tree Court" offers level living with the added advantage of a door directly to the well kept communal gardens. This scheme managed apartment is for the over 55's with the security of pull cords to each room, UPVC double glazing and security entry system, the communal lounge offers events and social gatherings with other residents if desired. The town centre, Restaurants, bus routes and the mainline railway are a short walk away. The interior includes an entrance hall, kitchen with integrated oven and hob, free flowing living/dining room, two bedrooms, the principal with fitted wardrobes, the second ideal as a separate dining room if desired and a shower room. A great apartment with easy access to the outdoors.

**Living Room** - 5.13m x 3.12m (16'10" x 10'3")

**Bedroom/Dining Room** - 3.45m x 2.06m (11'4" x 6'9")

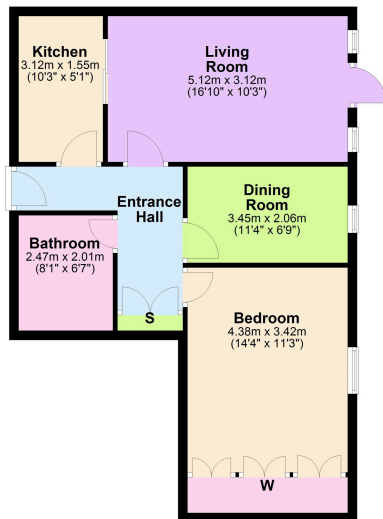
**Bedroom One** - 4.37m x 3.43m (14'4" x 11'3")

**Bathroom** - 2.72m x 2.11m (8'11" x 6'11")

**Kitchen** - 3.12m x 1.8m (10'3" x 5'11")



**Ground Floor**  
Approx. 59.9 sq. metres (644.6 sq. feet)



Total area: approx. 59.9 sq. metres (644.6 sq. feet)

- Ground Floor Flat
- Over 55's
- Leasehold - 125 Years from Jan 1991 Management fees are £795 per Quarter .
- UPVC Windows
- Electric Heating
- Communal Garden
- Parking
- Close To Amenities
- COUNCIL TAX: C
- EPC RATING: PENDING



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.

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