







Oaktree Court Kettering NN16 0AW

£100,000

Asking Price

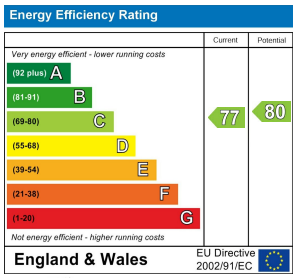
Experience Comfort and Peace of Mind at Oaktree Court

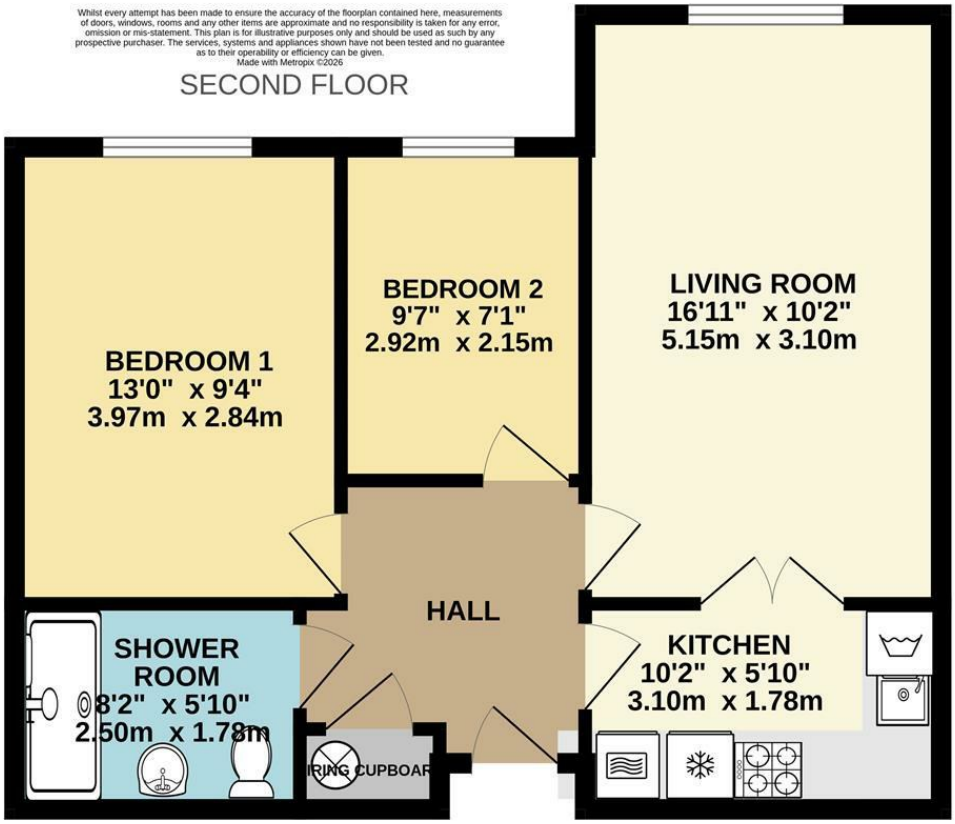
Discover comfort and peace of mind at Oaktree Court with this well-maintained two-bedroom, second-floor flat designed for independent living for the over 55s.. Inside, you'll find a modern shower room with walk-in shower, a fitted kitchen with appliances. The flat also benefits from PVC double glazing and electric heating, and it enjoys a pleasant outlook over the well-kept communal gardens.
Residents have access to on-site parking, a communal lounge for socialising, and a guest bedroom that can be booked in advance. The apartment is in Block B, accessed via the main entrance closest to Northampton Road, with a lift and well-lit stairs. The flat owners have progressed the Right to Manage Oaktree Court and there is now a part time scheme manager; the environment is welcoming, clean, tidy and secure—ideal for a retirement move close to the town centre amenities and railway station. Offered with no onward chain, the seller is able to proceed immediately.

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

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- **Two-bedroom second-floor flat in Oaktree Court sheltered community**
- **Modern shower room with walk-in shower**
- **Fitted kitchen with appliances; PVC double glazing and electric heating**
- **Communal gardens, residents' parking, communal lounge and bookable guest room**
- **Residents manage the site and have created a very welcoming environment**
- **No onward chain; seller ready and able to proceed**





Leasehold Information

This apartment is leasehold with 125 years from 1 January 1991. The ground rent is £1 per annum (if requested). The service charge . The service charge from May 2026 is £290.83 pcm.

The flat owners have progressed the Right to Manage Oaktree Court—please ask for details of any covenants and any other charges that may apply. For added peace of mind, the agents can provide copies of the title deeds, lease and service charge information, and can explain the terms for buyers who are unfamiliar with leasehold property.

There is a part-time scheme manager to support the running of the site in conjunction with a local firm of Chartered Surveyors specialising in block management.

Oaktree Court - General Information

Oaktree Court is a welcoming community of 57 flats, set across two blocks, for residents aged 55 and over. There's a great range of shared facilities to enjoy, including resident parking, well-kept gardens, a residents lounge with kitchen and adjoining cloakroom, plus a guest bedroom that can be booked in advance. It's ideal if you'd like the option of getting involved—while still keeping your independence, with the amenities there whenever you choose to use them.

Each flat is equipped with emergency pull cords in every room, connected to a central management system. Water rates are included in the service charge.

General Information - Kitchen

Appliances include: oven, hob, hood, washing/dryer, fridge and freezer.







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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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