

2 Cole Court  
Reservoir Road  
Kettering  
NN16 9QN

£130,000



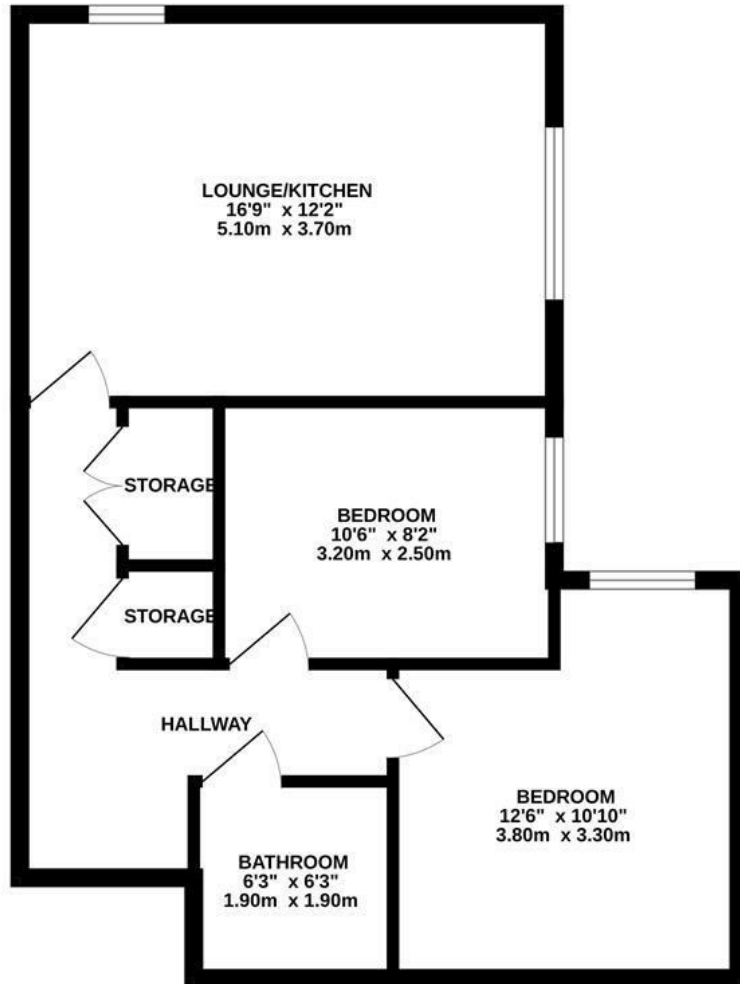
OSCAR JAMES

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# FLOOR PLANS

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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## AT A GLANCE...



Open plan living



Modern kitchen with build in appliances



Two DOUBLE bedrooms



Well appointed modern bathroom



Shared outdoor green space



1 Allocated parking space + guest spaces





## WHAT'S GREAT?

2 Double Bedrooms | Ground floor flat | No Ground Rent (STC) | Long Lease | Allocated Parking  
Perfectly Presented

Welcome to this beautifully presented, modern two double bedroom flat located on the ground floor of the sought-after Cole Court development in Kettering. This turnkey home is ideal for first-time buyers, downsizers and a great alternative to a bungalow!

The flat offers generous living space with two spacious double bedrooms, both filled with natural light. Its ground floor position provides excellent accessibility, making it particularly suitable for wheelchair users or those seeking easy, step-free living. The property enjoys garden views, creating a peaceful atmosphere throughout the main living areas.

One of the standout features of this home is the current absence of a ground rent (subject to change), offering a rare and valuable financial benefit to the new owner. With a long lease in

place, this flat also provides peace of mind for the future. An allocated parking space behind locked gates adds further convenience, ensuring you'll always have a secure place to park.

Inside, the property is finished to a high standard with a stylish open-plan living and dining area, a modern kitchen with integrated appliances, and a well-appointed bathroom featuring a full suite with shower over bath. The décor is neutral and contemporary, making it easy for buyers to personalise.

Located in a quiet and well-maintained development close to Kettering town centre, local amenities, and excellent transport links—including Kettering train station—this property truly combines comfort, convenience, and great value.

Contact sole selling agents Oscar James to arrange your viewing

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# SELLER'S SECRET

We bought this property as first time buyers, it was in the perfect location and we turned it into our home. After being here for nearly 10 years we have found our next step on the property ladder and hope the next owner can enjoy the property just as much as we have.



Why we like it....

## OSCAR JAMES

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To buy or not to buy....

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