



**117 HIGH ST**  
**BURTON LATIMER**

**£135,000**  
**LEASEHOLD**

A modern one-bedroom ground floor apartment situated on Burton Latimer High Street, forming part of an attractive conversion into self-contained apartments. The property features a spacious open-plan kitchen/living area with doors opening onto a private low-maintenance garden, a generous double bedroom, modern bathroom, separate utility room and is offered with no onward chain.



- Ground Floor Apartment • No Onward Chain • Close to Local Amenities • Modern Kitchen • Private Garden • Utility Room

Situated on the High Street in the popular town of Burton Latimer, this beautifully presented one-bedroom ground floor apartment forms part of an attractive conversion of a former commercial building into a collection of modern, self-contained apartments. Finished to a contemporary standard throughout, the property offers well-planned accommodation together with the rare benefit of a private enclosed garden.

The accommodation is centred around a spacious open-plan kitchen, living and dining area, creating a bright and sociable living space. The modern fitted kitchen offers a range of sleek cabinetry, generous worktop space and integrated cooking appliances, while the lounge area enjoys double doors opening directly onto the private garden, allowing for plenty of natural light and seamless indoor-outdoor living. The bedroom is a generous double room, offering ample space for bedroom furniture. The contemporary bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, low-level WC, pedestal wash hand basin and a chrome heated towel radiator. Adding to the practicality of the home is a separate utility room with plumbing for a washing machine, providing useful storage and laundry space.

Outside, the property enjoys its own private, low-maintenance garden, designed to provide a secluded seating area ideal for relaxing or entertaining with minimal upkeep.

Further benefits include gas central heating, double glazing and the advantage of no onward chain, making this an ideal purchase for first-time buyers, downsizers or investors seeking a ready-to-move-into property.

#### Important Information

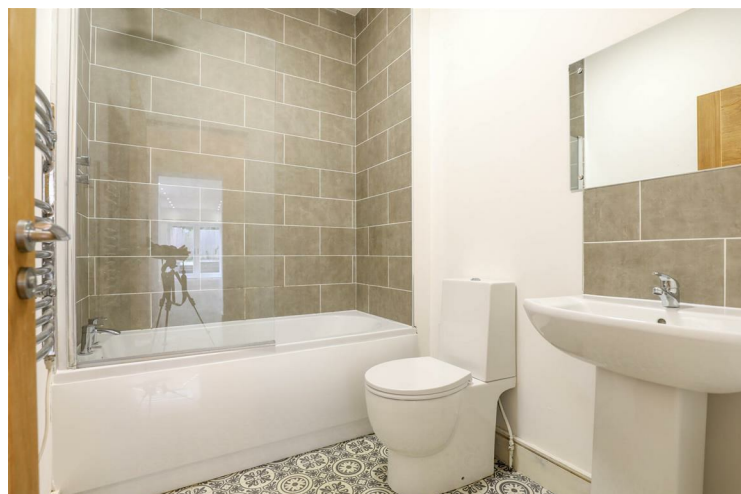
Prospective purchasers should note that, due to the property's close proximity to an adjoining commercial premises, some mortgage lenders may be unwilling to lend on the property. As a result, the property is likely to be most suitable for cash buyers, although purchasers requiring finance are advised to make enquiries with their mortgage broker or lender before arranging a viewing.

#### \*Lease Information:

Length: 150 Years from May 2020  
Service Charge: £587 Per Annum  
Ground Rent: £109 Per Annum

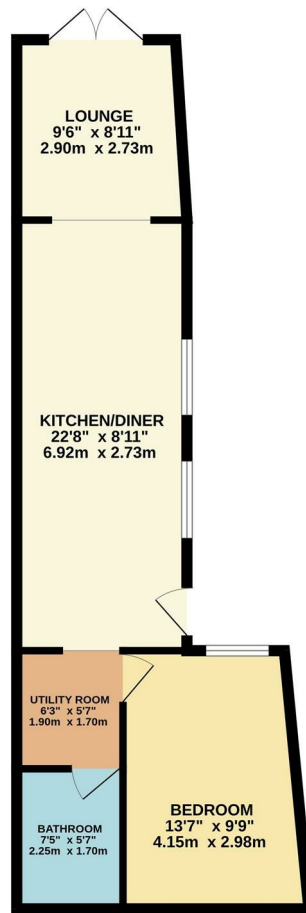
\*Lease information provided by vendor. Correct as of July 2026.

Council Tax Band: TBC  
EPC Rating: E



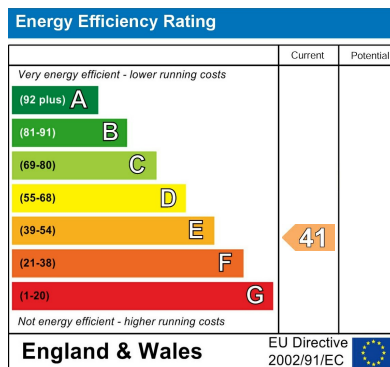


GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA - 486 sq.ft. (45.1 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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**EPC Rating: E      Council Tax Band: New Build**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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