



## 10 STANLEY BODDINGTON COURT KETTERING

**£120,000**  
**LEASEHOLD**

Offered to the market with no onward chain, this well-presented two-bedroom first floor apartment is located within the popular Stanley Boddington Court development in Kettering. Benefiting from a spacious lounge, fitted kitchen, electric heating, an allocated parking space, and a brand new 125-year lease, the property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

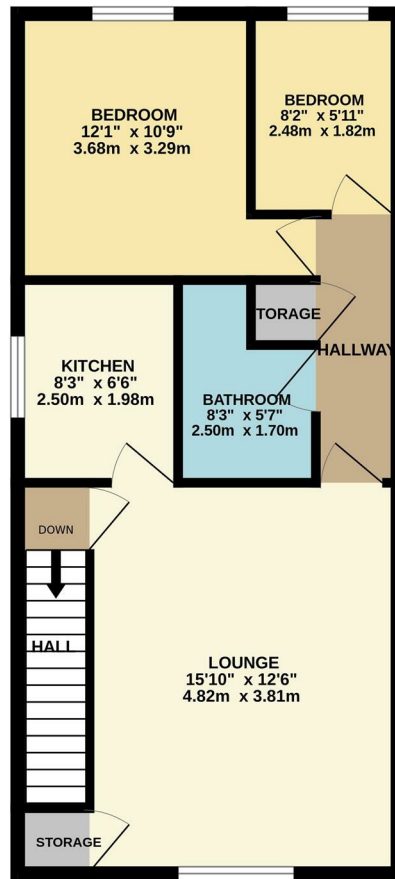


- Two Bedrooms • First Floor Apartment • Allocated Parking • Close to Local Amenities • No Onward Chain • Council Tax Band A • New Lease on Purchase • EPC Rating D





GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 78        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

EPC Rating: D Council Tax Band: A

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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