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Isabelle Court, Rothwell Road, Kettering

BELVOIR!

£125,000 Leasehold

EPC Rating C. Council Tax A.





Ideally positioned close to Kettering General Hospital, this fantastic two-bedroom top floor apartment offers an excellent opportunity for first-time buyers, professionals & investors alike.

Offered to the market with NO ONWARD CHAIN, this appealing property combines convenient location, well-proportioned accommodation & practical storage space, making it an ideal purchase for a range of buyers.

The apartment enjoys two generous double bedrooms, providing comfortable & versatile accommodation, alongside a bright & spacious open-plan living area incorporating a fitted kitchen. This sociable layout creates the perfect space for both relaxing & entertaining.

Further benefits include two large storage cupboards, offering excellent additional storage rarely found in apartments of this type.

Conveniently located within close proximity to Kettering General Hospital, the property is ideally suited to hospital staff, working professionals & those looking for easy access to local amenities and transport links.

With its desirable location, spacious accommodation and the added advantage of no onward chain, this is an opportunity not to be missed! Early viewing is highly recommended to fully appreciate everything this apartment has to offer.

Entrance Hall

Carpet to flooring, double Velux window, airing cupboard, two storage cupboards.





Open Plan Living
6.49m x 4.35m (21'4" x 14'4")
Living Area - Double glazed window to front, carpet to flooring, electric heater, ceiling light, TV point, Internet point.

Kitchen - Double glazed Velux window. Kitchen comprising of base units, composite work surfaces over, stainless steel bowl & half sink with drainer, four ring electric hob, electric oven, space for washing machine, space for fridge/freezer, tiled splash backs, vinyl to flooring, ceiling light.

Bedroom One
4.36m x 3.05m (14'4" x 10'0")
Double glazed window to front, Velux window, carpet to flooring, electric heater, ceiling light.

Bedroom Two
3.93m x 2.22m (12'11" x 7'4")
Velux window, carpet to flooring, electric heater, ceiling light.

Bathroom
3.91m x 1.9m (12'10" x 6'2")
Velux window, single shower enclosure, paneled bath, telephone shower attachment, low level WC, pedestal wash hand basin, tiled splash backs, vinyl to flooring, electric heater, ceiling light.

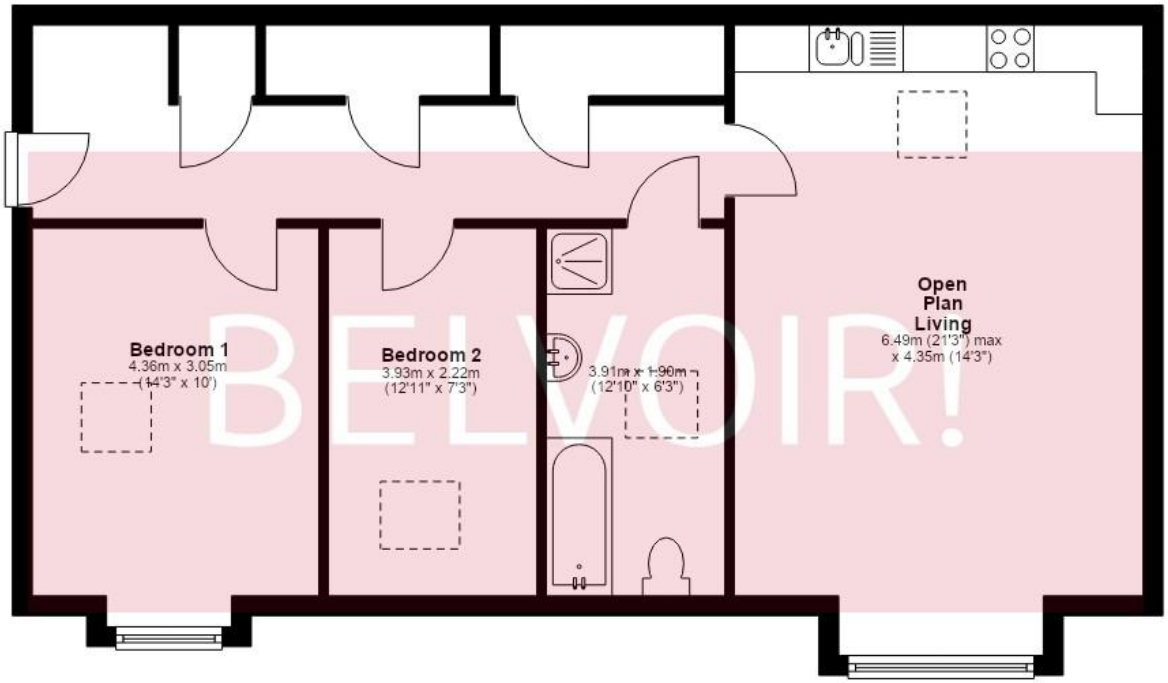
External
Allocated parking for one vehicle.

Agents Notes
Lease 125 years from and including 17 June 2008
Ground Rent £400 pa
Current Service/Maintenance Charge £1300 pa

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements.

Money Laundering Regulations: Buyers will be required to provide identification documents once an offer is accepted to complete anti-money laundering (AML) checks. A fee applies per person.

Second Floor Apartment







We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, sysytem and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

Contact us today to arrange a viewing...

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