



2  1  2 

Isabelle Court, Kettering

£125,000 Leasehold

BELVOIR!



Offered to market with NO ONWARD CHAIN is this well presented two bedroom first floor apartment.

The bright & airy open plan living space provides spacious living accommodation with fitted kitchen.

The bedrooms are well proportioned with the master enjoying an en-suite shower room.

The property also benefits from spacious entrance hall, family bathroom & allocated parking.

EPC Rating B. Council Tax A.

ENTRANCE HALL

Double glazed window to rear, airing cupboard, laminate to flooring, electric heating.

OPEN PLAN LIVING

4.90m x 4.71m (16'1" x 15'6")

Lounge area - Double glazed window to front, laminate to flooring, electric heating.

Kitchen - Wall and base units, roll top surfaces over, integrated electric oven, electric four ring hob, space for washing machine, space for fridge/freezer, vinyl to flooring.

BEDROOM ONE

4.23m x 2.88m (13'11" x 9'5")

Double glazed window to rear, laminate to flooring, electric heating.

EN SUITE

2.04m x 1.70m (6'8" x 5'7")

Double glazed window to side, single shower cubicle, low level WC, pedestal sink, electric heater, extractor fan, vinyl to flooring.





BEDROOM TWO

2.97m x 2.08m (9'8" x 6'10")

Double glazed window to rear, laminate to flooring, electric heating.

BATHROOM

2.15m x 1.71m (7'1" x 5'7")

Panelled bath with mixer tap and telephone attachment, low level WC, pedestal sink, extractor fan, shave point, electric heater, vinyl to flooring.

AGENTS NOTES

Lease 125 years from 4 June 2008

Ground Rent £400 pa (payable 6 months in advance)

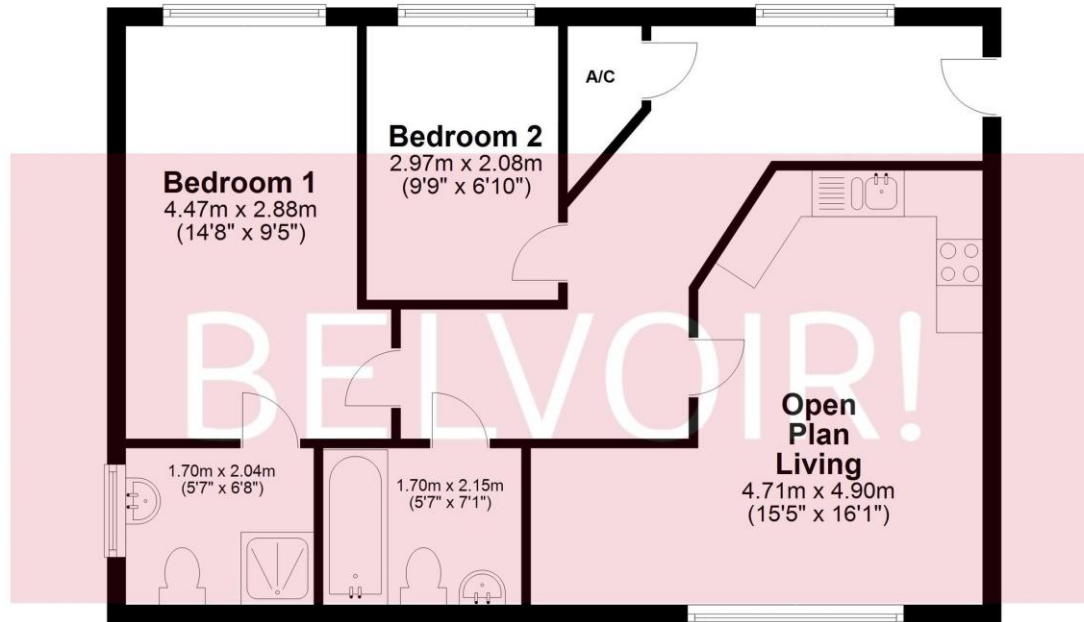
Service/Maintenance Charge £1269.52 pa (6 monthly in advance)

Due to laminate flooring in the property this is a breach of the lease, vendor will not be rectifying prior to completion. Vendor has never been penalised due to this breach.

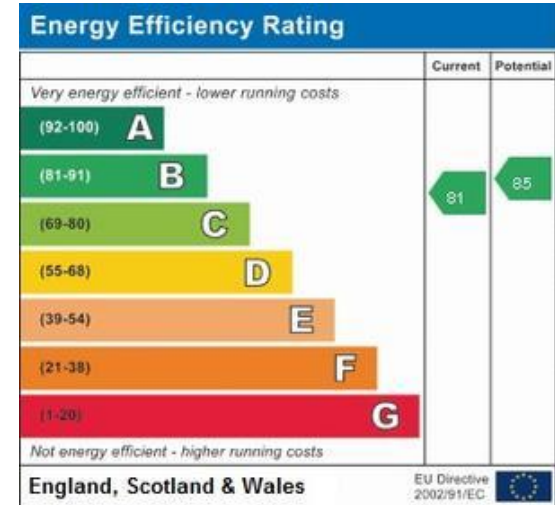
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised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



First 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, system 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...

BELVOIR!