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Isabelle Court, Rothwell Road, Kettering

£115,000 Leasehold

**BELVOIR!**  
EPC Rating C. Council Tax A.



An excellent investment opportunity or owner-occupier purchase, this well-presented two-bedroom ground floor apartment is ideally located within close proximity to Kettering General Hospital and local amenities.

The accommodation comprises a spacious open-plan living area, a modern fitted kitchen, and two well-proportioned bedrooms. The master bedroom benefits from its own en-suite wet room, while a separate family bathroom serves the second bedroom and guests.

The property is currently achieving an attractive 7% rental yield, making it an ideal turnkey investment for landlords seeking strong and reliable returns in a high-demand rental area.

Conveniently positioned with easy access to the hospital, town centre, transport links, and local services, this apartment appeals to both professionals and healthcare workers.



### Entrance Hall

Double glazed window to rear, carpet to flooring, electric heater, airing cupboard, ceiling light.

### Open Plan Living

**4.88m x 4.71m (16'0" x 15'6")**

Living Area - Double glazed window to front, carpet to flooring, electric heater, ceiling light.

Kitchen - Wall & base units, composite work surfaces over, four ring electric hob, cooker hood over, electric oven, space for washing machine, space for fridge/freezer, tiled splash backs, ceiling light, vinyl to flooring.

### Bedroom One

**4.23m x 2.51m (13'11" x 8'2")**

Double glazed window to rear, carpet to flooring, ceiling light, electric heater.



### Wet Room

2.03m x 1.69m (6'8" x 5'6")

Double glazed window to side, wet room, electric shower, low level WC, pedestal wash hand basin, fully tiled, ceiling light, extractor fan, electric heater.

### Bedroom Two

2.97m x 2.07m (9'8" x 6'10")

Double glazed window to rear, carpet to flooring, ceiling light, electric heater.

### Bathroom

2.17m x 1.71m (7'1" x 5'7")

Panelled bath, mixer taps, telephone shower attachment, low level WC, pedestal wash hand basin, part tiled walls, vinyl to flooring, ceiling light, electric heater.

### External

Allocated parking for one vehicle, communal grass lawn, communal entrance to property.

### Agents Notes

Lease 125 years from and including 17 June 2008

As of January 2026

Ground Rent £400 pa

Service/Maintenance Charge £1,324.00 pa

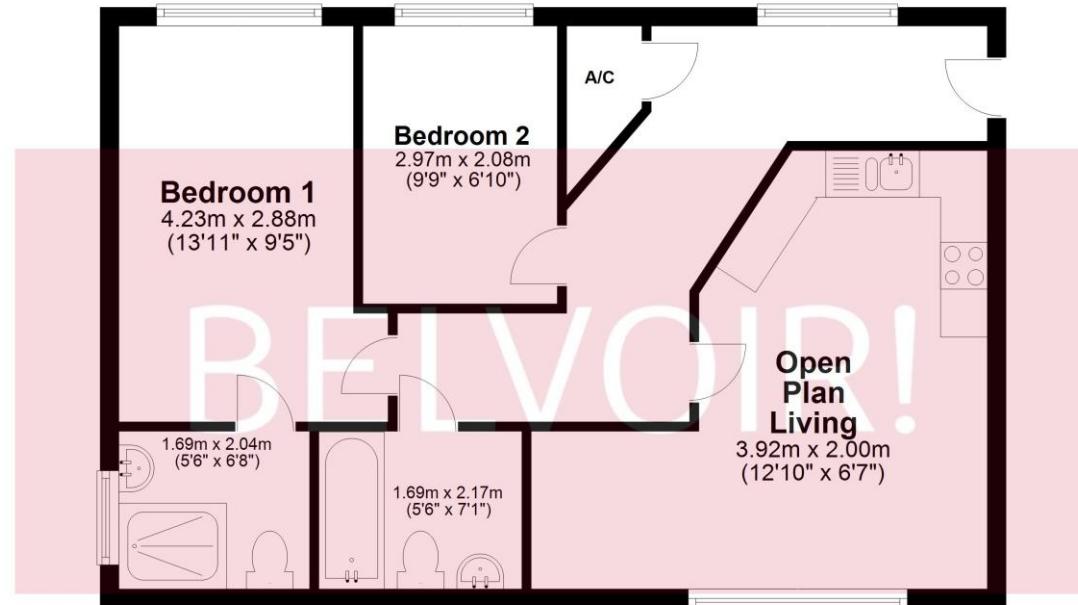
Reviewed annually in October

7% rental yield

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.

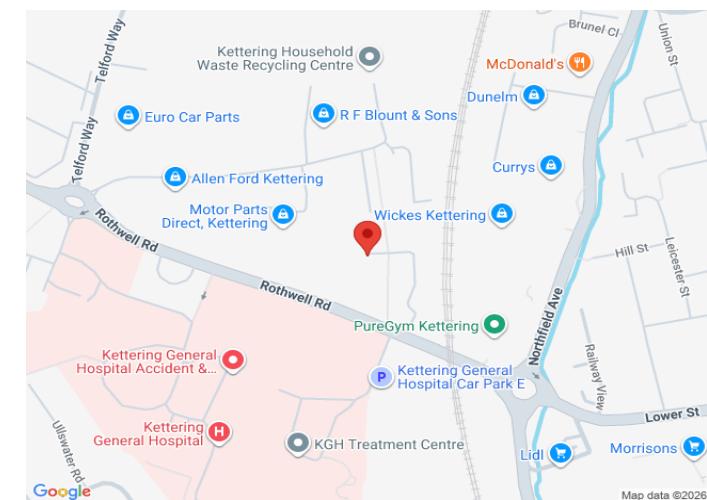
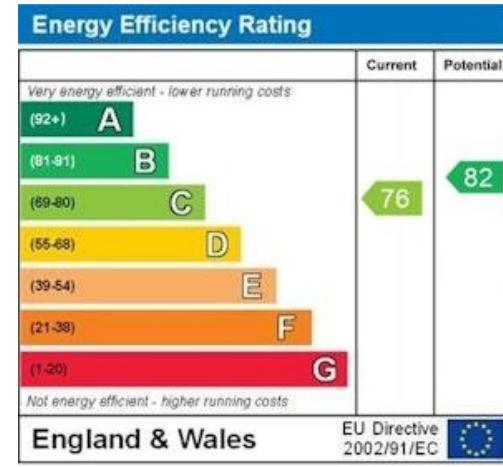


## Ground Floor Apartment



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...

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