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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

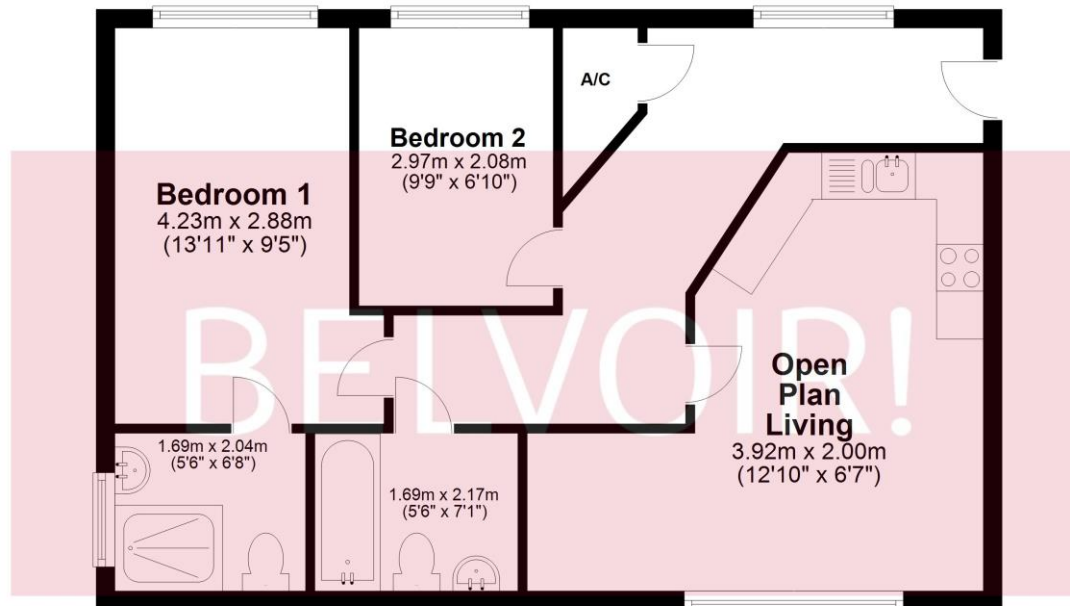
Reviewed annually in October

7% rental yield

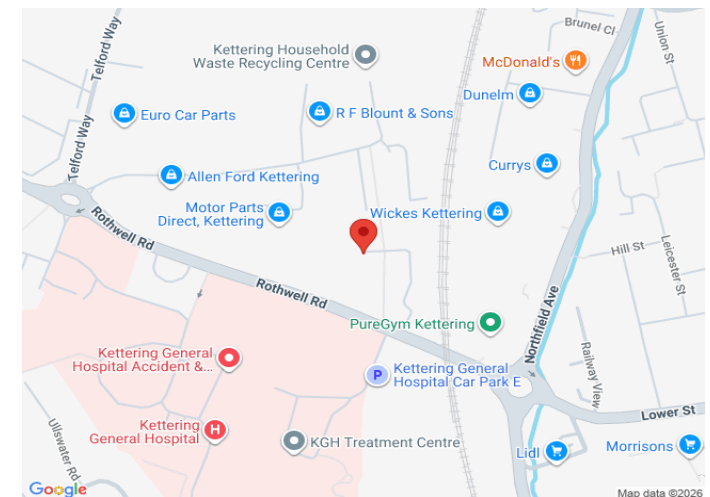
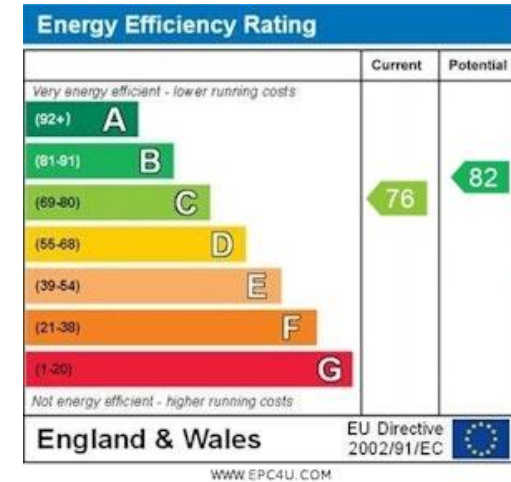
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Ground Floor Apartment



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Plan produced using PlanUp.



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