



19 Isabelle Court
Kettering, NN16 8UY



Simpson & Partners

Ideally situated within walking distance of Kettering General Hospital, Kettering mainline station and the town centre, this first floor two bedroom apartment offers the added convenience of an allocated parking space. The property benefits from UPVC double glazing throughout and electric storage heaters, providing a comfortable and well-maintained living environment.

The accommodation is accessed via a secure communal hallway with an intercom entry system, leading to a welcoming entrance hall with useful storage cupboards. At the heart of the home is a superb 16ft open-plan kitchen, dining and living area, fitted with built-in stainless steel appliances including an oven, hob and extractor hood, making it an ideal space for both relaxing and entertaining. The principal bedroom enjoys the luxury of its own en-suite shower room, while a second well-proportioned bedroom is complemented by a separate three-piece family bathroom.

Offering a fantastic blend of comfort, convenience and modern living, this apartment would make an ideal purchase for a first time buyer looking to step onto the property ladder or an investment buyer seeking a desirable rental opportunity in a sought-after location.

Lease details: The property is held on a 125 year lease commencing 3rd June 2008, with 107 years remaining. The ground rent is approximately £400.00 per annum, and the service charge is paid every six months at £661.72.

Offers In Excess Of £135,000



2



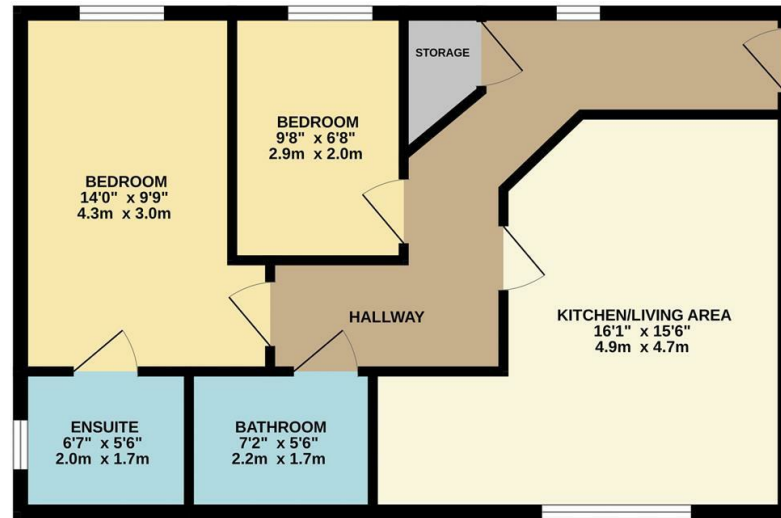
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1



GROUND FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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