







44 Bellway Close, Kettering NN16 9EH

Asking Price £125,000

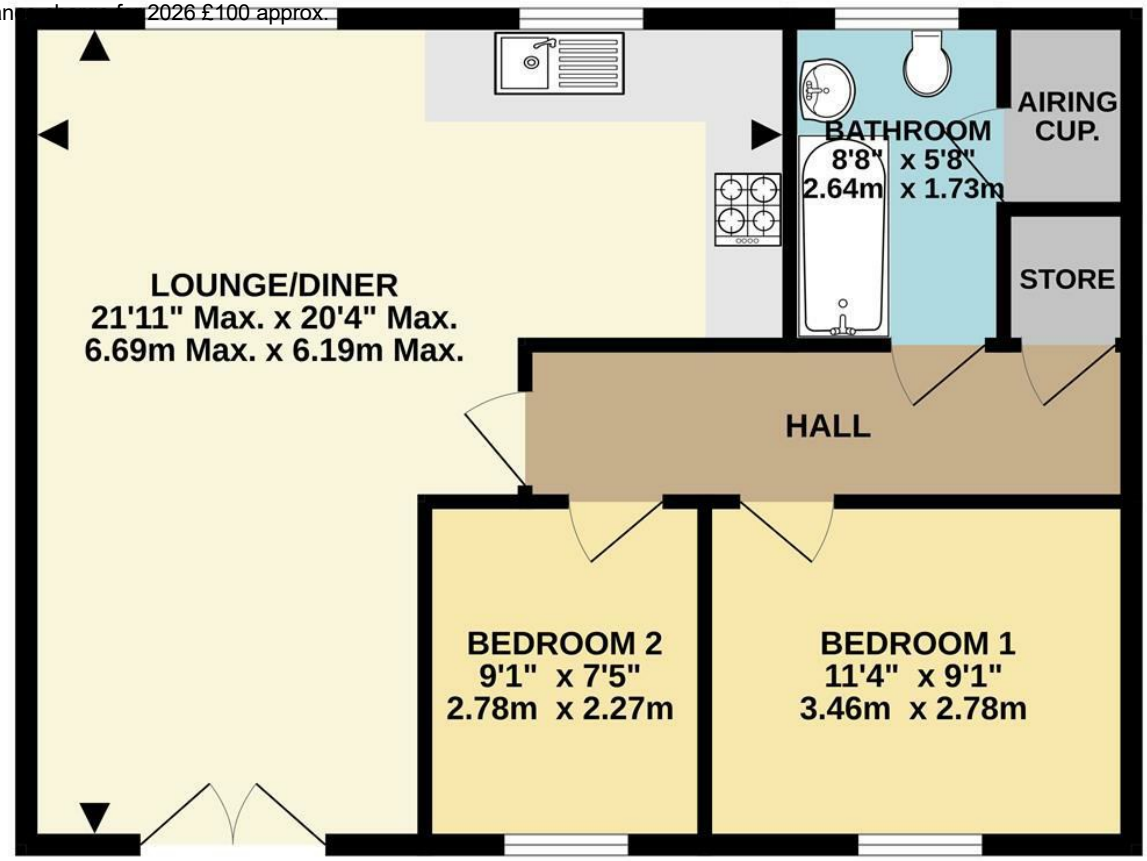
A well-presented, purpose-built two-bedroom top-floor apartment offering practical, well-proportioned accommodation. The property has electric heating, double glazing and an allocated parking space. Inside, there is a spacious open-plan living room with a kitchen area fitted with a built-in oven and hob. Located on the north side of Kettering town centre, the apartment is within half a mile of the town centre and Kettering General Hospital. Kettering railway station is approximately one mile away, with direct services to London St Pancras International. The property may appeal to first-time buyers looking for a conveniently located home, as well as buy-to-let investors.

Tenure: Leasehold
Energy Rating: D
Council Tax Band: B

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Leasehold Information

LEASE: The property is held on 125 year lease from from 1 January 2005. A copy of the lease is available from the agents by email.
SERVICE CHARGE: to the 31st December 2026 the monthly charge is: £161.62 pcm. Full details of the breakdown of the charges are available from the agents by email.
GROUND RENT: From 01.01.2026 to 31.12.2026 £428.17 p/a paid half yearly.
Estate maintenance charge for 2026 £100 approx.



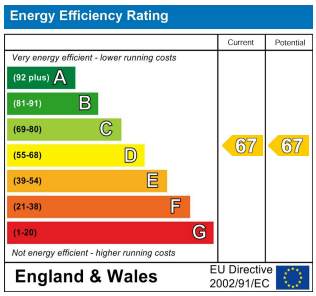
SECOND FLOOR APARTMENT

TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

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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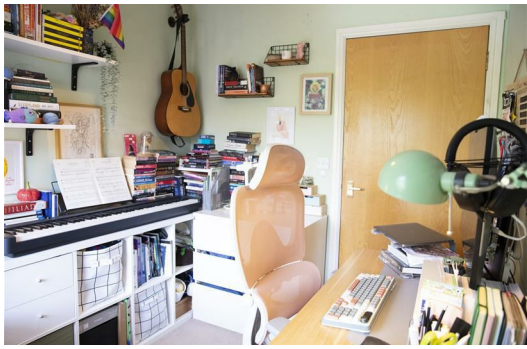
- **Purpose-built two-bedroom top-floor apartment with allocated parking space**
- **Spacious open-plan living room with fitted kitchen area with Built-in oven and hob**
- **Electric heating and double glazing**
- **Within half a mile of Kettering town centre and Kettering General Hospital**
- **Mainline railway station approximately one mile away. London St Pancras under 1 hour**











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Northamptonshire, NN16 0BN
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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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