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Pepe Court, Hawthorn Road, Kettering

£118,000 Leasehold

**BELVOIR!**

EPC Rating B. Council Tax B.



This well-presented two double bedroom first floor apartment offers modern, convenient living within easy reach of Kettering town centre.

The accommodation comprises a welcoming entrance hall with spacious storage, leading through to a bright open-plan living area with a fitted kitchen, ideal for both everyday living and entertaining.

Both bedrooms are generous doubles, complemented by a well-appointed family bathroom.

The property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors, or those seeking a hassle-free move.



#### Entrance Hall

Carpet to flooring, airing cupboard, two storage cupboards, ceiling light.

#### Open Plan Living

**4.79m x 4.11m (15'8" x 13'6")**

Two double glazed windows to rear, carpet to lounge area, electric heater, ceiling light.

Kitchen comprising of wall & base units, composite work surfaces over, electric oven, four ring hob, cooker hood over, stainless steel sink with drainer, space for washing machine, space for fridge/freezer, tiled splash backs, vinyl to flooring, ceiling light.



## Bedroom One

3.13m x 3.11m (10'4" x 10'2")

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

## Bedroom Two

3.11m x 2.21m (10'2" x 7'4")

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

## Bathroom

2.24m x 2.01m (7'4" x 6'7")

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

## Agents Notes

Lease 125 years from 1 January 2006

As of December 2025

Ground Rent £200 pa

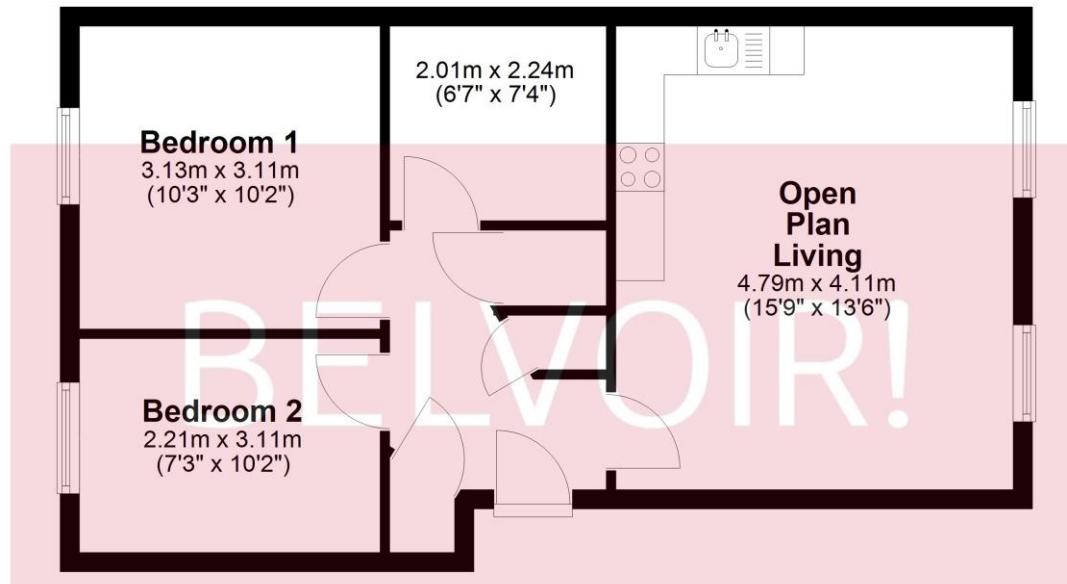
Current Service/Maintenance Charge £1432.00 pa (£358 per quarter)

Reviewed First Quarter Annually

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.

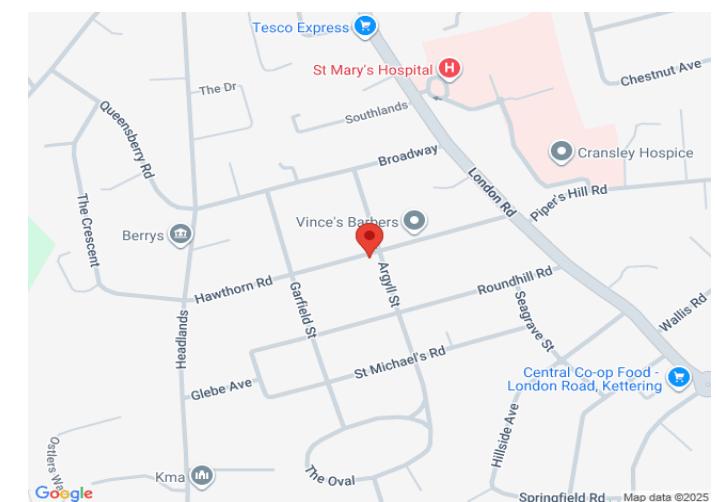
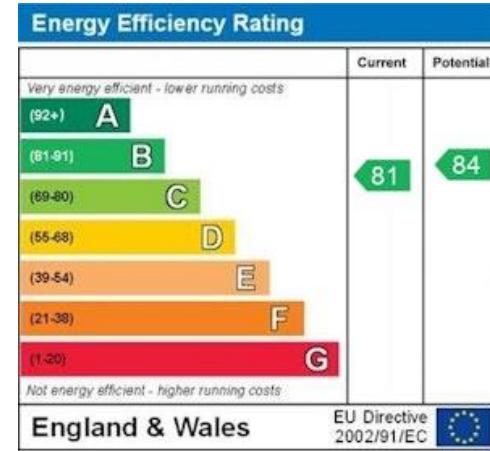


## First Floor Apartment



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Plan produced using PlanUp.



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