



6 The Woodyard  
Kettering, NN16 8SJ



Simpson & Partners



Located in a prime location, this two bedroom ground floor maisonette offers the perfect blend of comfort and convenience, just a short stroll from the heart of the town centre. Boasting an allocated parking spot, this home is an oasis of ease in an urban setting.

As you step inside, you'll be enveloped by the warmth that radiates from the radiator central heating system, complemented by the cosiness ensured through double glazed windows that promise a serene living space, insulated from the elements and the hustle and bustle outside.

The heart of this maisonette is its open-plan living room, seamlessly flowing into the kitchen. Here, you'll find built-in appliances that stand ready to assist in culinary adventures, whether you're whipping up a quick breakfast or hosting a dinner party. The space is thoughtfully designed to maximize both comfort and functionality.

Accommodation is rounded off with a contemporary three-piece bathroom suite, offering a tranquil retreat to rejuvenate after a long day. Whether it's a soak in the tub or a refreshing shower, this space is designed to provide a spa-like experience within the comfort of your own home.

For investors or those looking for a move-in-ready option, the property presents a unique opportunity. Currently occupied by a reliable tenant, who pays £550 per calendar month (£6,600pa), the maisonette can be a source of immediate income. Alternatively, it can be purchased with no chain, providing flexibility for those who wish to occupy the home themselves.

This maisonette is not just a home; it's a lifestyle choice for those who value proximity to amenities, the assurance of modern comforts, and the flexibility to suit your investment or living needs.

Lease Details:

125 Years From 1 January 2006 - Ground Rent £400pa Insurance £400pa Maintenance Charge £1000pa.

Price £110,000



2



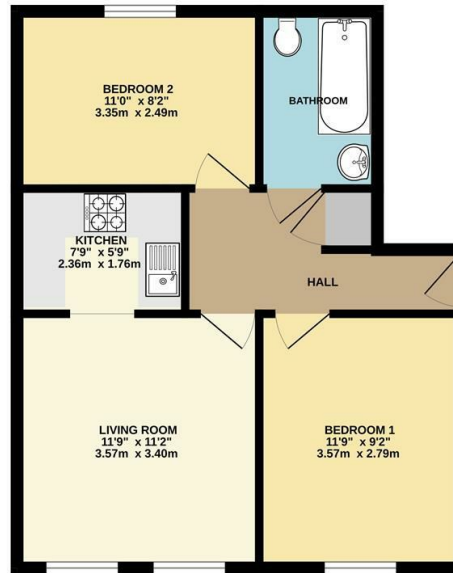
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GROUND FLOOR



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





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