



7 Branson Court  
Kettering, NN16 8ER



Simpson & Partners

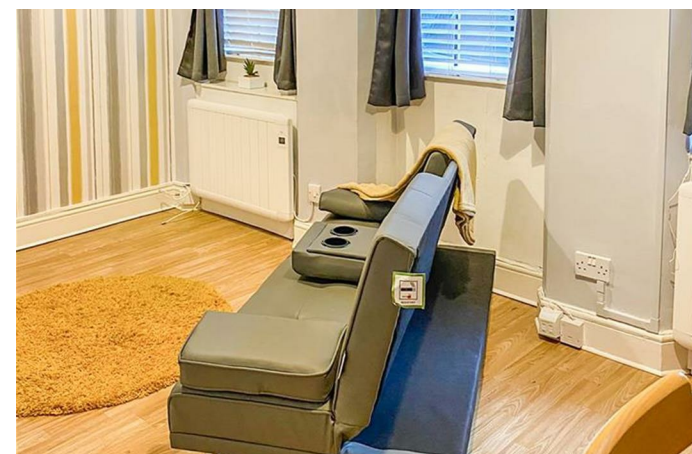
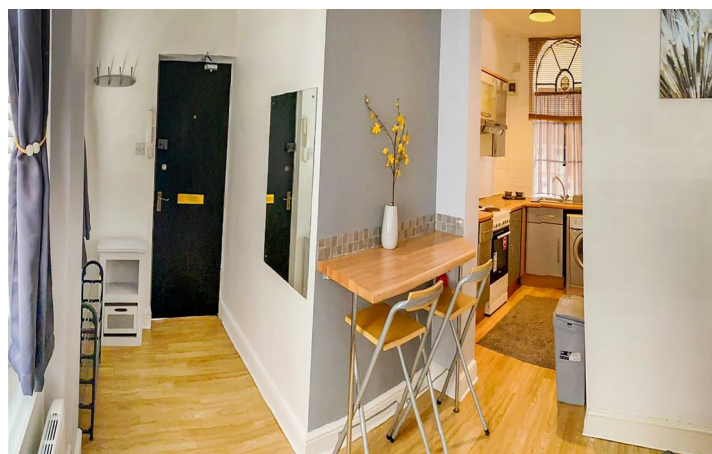
Located within walking distance of the town centre, Kettering mainline railway station, and Kettering General Hospital, is this stunning ground floor one bedroom apartment offers convenience and comfort in one package. The property features a modern fitted kitchen, electric storage heaters for efficient heating, a 19' living/dining room perfect for entertaining, a cozy double bedroom, and a three-piece bathroom suite with a shower over.

Whether you are looking for your own residence or an investment opportunity.

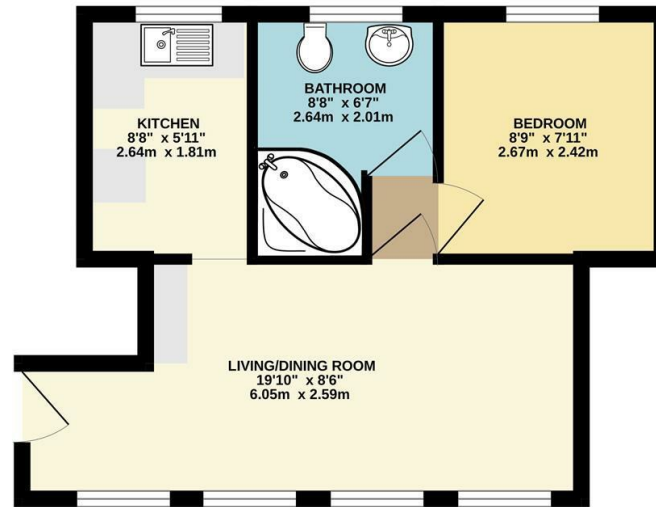
Currently, the property is available with vacant possession, allowing for immediate occupancy. Alternatively, it can be purchased with a sitting tenant already in place, who is currently paying £650 per month (£7,800 per year), providing a steady rental income stream from day one. Don't miss the chance to own this attractive property in a prime location with both lifestyle and investment potential.

125 Year Lease From 24 June 1989 - 90 Years Remaining - Ground Rent & Maintenance Charge £75pcm

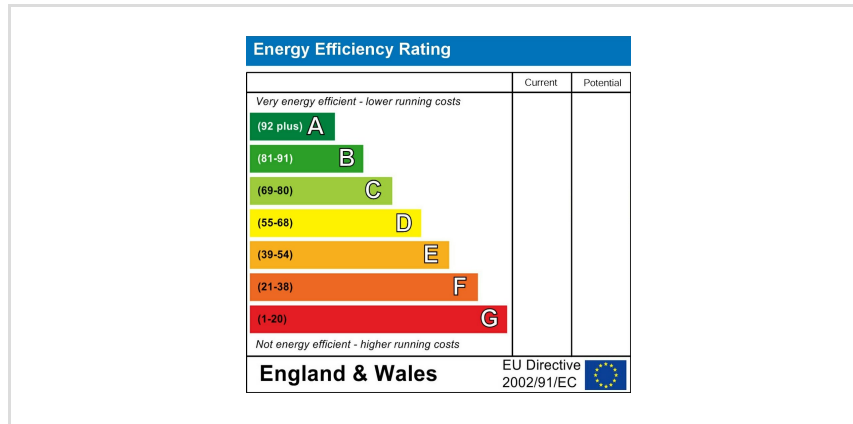
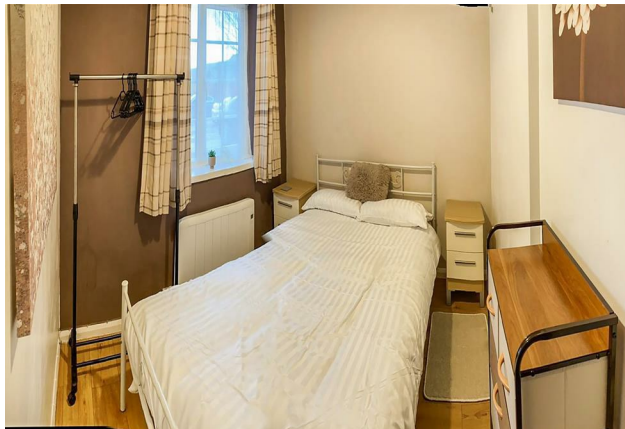
£115,000



GROUND FLOOR



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