



13 Bowling Green Road  
Kettering, NN15 7QW



**Simpson & Partners**



This exceptional investment opportunity features two one bedroom apartments located within a prime area of Kettering, within walking distance of the town centre, Kettering railway station, and the mainline station. This proximity to key amenities and transport links makes the properties highly desirable for tenants, ensuring a steady rental income.

The ground floor apartment is currently let at £625 per calendar month (pcm), and it showcases a range of desirable features including UPVC double glazing. The apartment also benefits from gas radiator heating, providing comfort and warmth throughout the year. The kitchen is equipped with built-in appliances, ensuring convenience and functionality for the tenant. A three piece bathroom suite. Additionally, the ground floor flat boasts a private garden, offering an outdoor space for relaxation and leisure.

The first floor apartment, anticipated to let for £700 pcm, also benefiting UPVC double glazing and gas radiator heating, ensuring the tenant's comfort and reducing utility costs. The kitchen is similarly fitted with built-in appliances, making it a practical and attractive living space. The three piece bathroom suite adds to the apartment's appeal, providing modern and convenient facilities.

Together, these two properties are projected to generate a combined annual rental income of £15,900, offering an impressive yield of 8.5%. This makes the investment highly attractive for those looking to expand their real estate portfolio with a high return property.

In summary, this dual apartment investment opportunity in Kettering presents a compelling case for property investors. The properties' desirable location, modern amenities, and substantial rental income potential make them a valuable addition to any investment portfolio. With both apartments benefiting from UPVC double glazing, gas radiator heating, modern kitchens with built-in appliances, and three-piece bathroom suites.



Offers In Excess Of £185,000





TOTAL FLOOR AREA: 1975 sq ft (99.9 sq m.) approx.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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