



## 120b Bath Road, Kettering NN16 8NE Asking Price £95,000

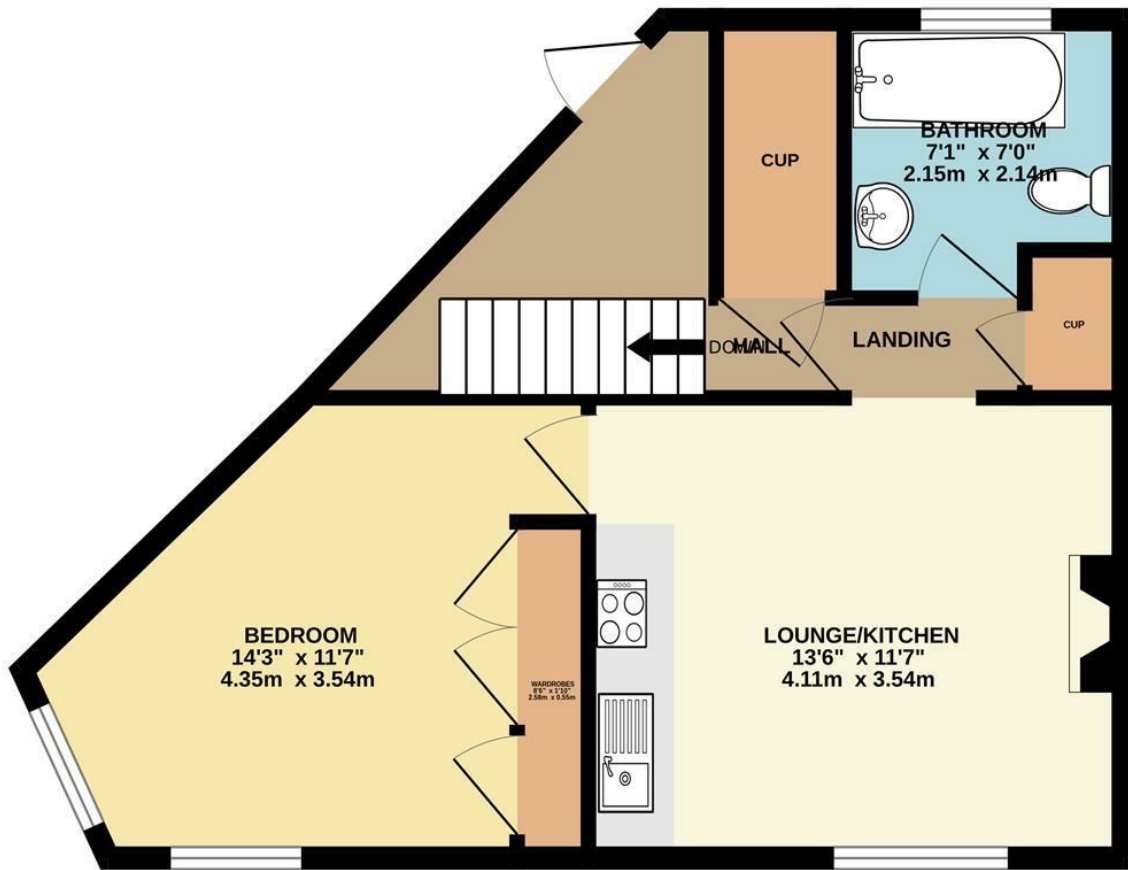
**INVESTMENT OPPORTUNITY.** Currently let out with annual income of £7200 is this one bedroom first floor apartment having just been re decorated and new carpets laid. Benefits includes rewire, double glazing, fitted appliance to kitchen, electric heating and a large store/workshop plus small garden area. in brief comprising hall,lounge/kitchen,bedroom and bathroom. Located for ease of access to many facilities to include schools,shops and the town center is within easy reach.

Offered for sale with a new 125 year lease and a 50% share of the freehold so the whole building comprising of 2 flats including this flat will be managed by the owners of the flats; there is no ground rent and at present no service charge has been set.

**Tenure: Leasehold  
Energy Rating: E  
Council Tax Band: A**

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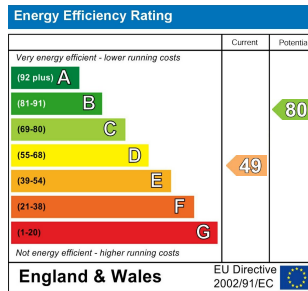
# FIRST FLOOR



**Note**  
Photos taken prior to commencement of tenancy - May 2024

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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- Investor buyers only - passing rent equivalent to £7,200 pa gross
- Re Decorated and New Carpets prior to commencement of current tenancy - May 2024
- Double Glazed, Electric Heating
- Offered with new 125 year lease
- Includes 50% share of freehold
- Service charge not set, no ground rent



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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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