



Club Street, Kettering

Offers in Excess of £200,000 Freehold

BELVOIR!



A fantastic investment opportunity to acquire a mid-terrace property that has been converted into two self-contained apartments, offered on a single freehold title. Situated just moments from the Town Centre, this property is ideal for investors seeking immediate rental income.

The ground floor apartment is a one bedroom unit featuring a separate living area, kitchen, bathroom to the rear, and the added benefit of a private rear garden.

The first floor apartment offers a spacious two bedroom layout with a separate living room, kitchen, and modern shower room. Both apartments are currently tenanted, providing a ready-made investment opportunity.

Ground floor rental is £600 pcm

First floor rental is £795 pcm

Ideally positioned within close proximity to local shops, amenities, and transport links. Permit holder parking is available in the area. Please note: this property is being sold to investors only. Rental Yield 7.6%

Ground Floor EPC – D

First Floor EPC – D

Council Tax A

Entrance Hall

UPVC door to the front, door to the right leading to the ground floor apartment and a door straight ahead leading to the first floor apartment.

FLAT 1 GROUND FLOOR

Bedroom Area

3.89m x 3.09m (12'10" x 10'1")

Entrance door to hallway, window to the front, electric panel heater.

Living Area

3.84m x 3.15m (12'7" x 10'4")

Window to the rear, electric panel heater.

Kitchen

3.54m x 2.59m (11'7" x 8'6")

A range of wall of base units with worksurfaces over and splashback tiling to sensitive areas, built in oven, hob and extractor, electric panel heater, space and plumbing for appliances, storage area, UPVC half glazed door to the side of property, door to shower room.

Shower Room

0.6m x 2.58m (2'0" x 8'6")

Obscure glass window to the rear, shower enclosure with wall panelling, glass shower door, low level WC, pedestal sink, heated towel rail.





Rear Garden

Concrete passage to the side leading to a grass area with an outbuilding to the rear. There is no fence in the middle dividing the neighbouring garden. Shared passageway providing access to the front.

FLAT 2 FIRST FLOOR

Living Room

3.85m x 3.26m (12'7" x 10'8")

Window to the rear, electric wall mounted panel heater.

Kitchen

3.44m x 1.81m (11'4" x 5'11")

Window to the rear. A range of wall and base units with worksurfaces over and splashback tiling to sensitive areas, sink and drainer, built in oven, hob and extractor, space and plumbing for appliances, door to shower room.

Shower Room

3.02m x 1.18m (9'11" x 3'11")

Shower enclosed in a panelled walled cubicle with a glass cubicle door, low level WC, pedestal sink, extractor fan.

Bedroom One

3.65m x 2.83m (12'0" x 9'4")

Window to the front, electric panel heater.

Bedroom Two

2.83m x 2.16m (9'4" x 7'1")

Window to the front, electric panel heater.

Additional Information

- *The water rates are split between the two apartments.
- *Each apartment has their own council tax bill.
- *Each apartment has its own electric sub meter.
- *Both apartments are on the one Freehold.
- *On street parking (permit required).

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Agents Notes

Investors only

Being sold with tenants in situ.



Ground Floor Apartment

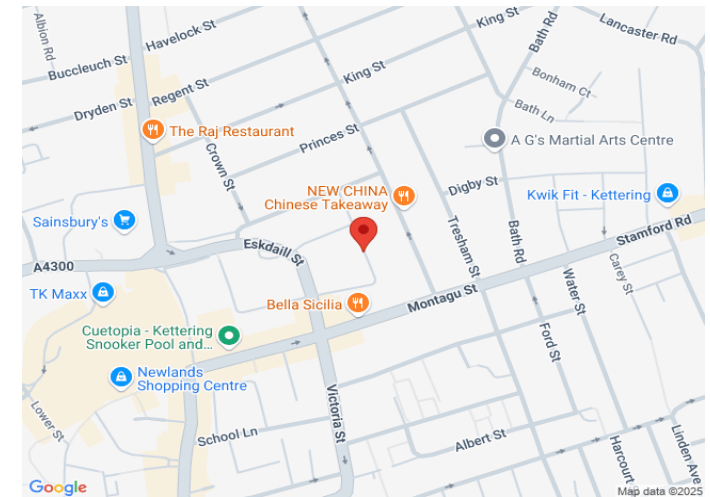
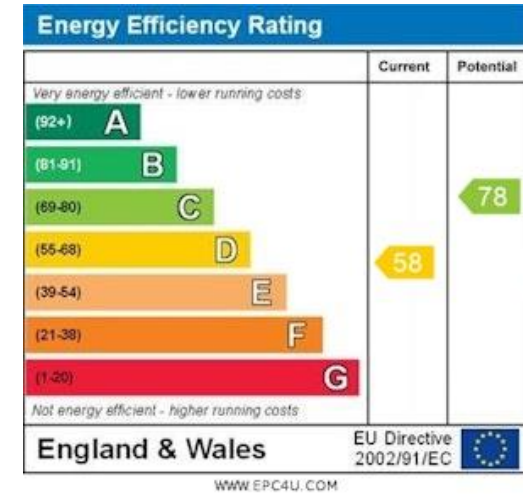


First Floor Apartment



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.



Contact us today to arrange a viewing...

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