



2  1  1 

Wellington Street, Kettering

Offers over £90,000 Leasehold

BELVOIR!

EPC Rating B. Council Tax A.



This top floor two bedroom flat in The Woodyard, offers a convenient and modern living space.

Located within walking distance of the Town Centre, local amenities and the Train Station, this flat is ideal for those seeking a well connected and accessible lifestyle.

The flat boasts a welcoming and well proportioned open plan living area that serves as the heart of the home and offers room for both dining and lounging furniture.

The flat features two bedrooms, providing comfortable and private spaces for rest. Both bedrooms are of a good size.

Tenant in situ. Rental yield 9%

Entrance Hall

Carpet to flooring, ceiling light, loft access, storage cupboard.

Living Room

3.61m x 3.48m (11'10" x 11'5")

Two double glazed windows to front, carpet flooring, door to hallway, radiator, opening into kitchen area.

Kitchen

1.87m x 2.45m (6'1" x 8'0")

Kitchen area includes a range of wall and base units with work surfaces over and splashback tiling, stainless steel sink and drainer, gas hob, built in oven and extractor, space and plumbing for appliances.

Bedroom One

3.62m x 3.08m (11'11" x 10'1")

Window to front with Velux window above, radiator, carpet flooring.

Bedroom Two

2.43m x 3.48m (8'0" x 11'5")

Velux window to the rear, radiator.





Bathroom

2.44m x 1.8m (8'0" x 5'11")

Panel bath with glass shower screen, shower attachment from mains and wall tiling to bath area, pedestal hand wash basin, low level WC, radiator, extractor fan.

Agents Notes

Lease 125 years from 1 January 2006

Ground Rent £200 pa

Sublet fee of £150 every time a new tenant moves in followed by an annual renewal charge of £99

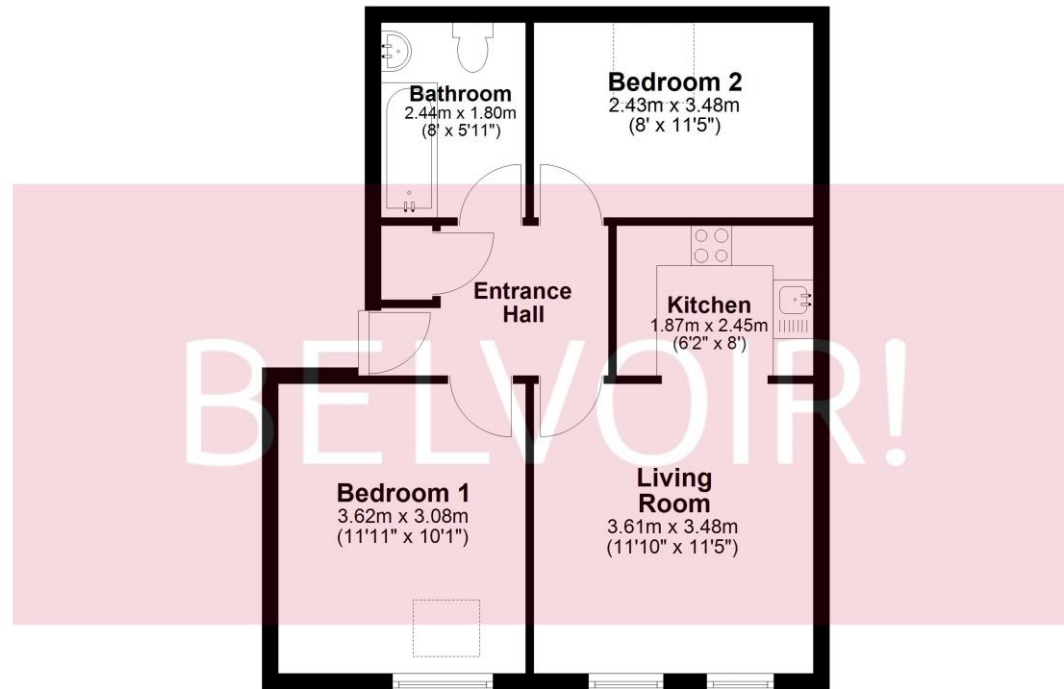
Current Service/Maintenance Charge - Approx. £1100pa

Tenant in situ. Rental yield 9%

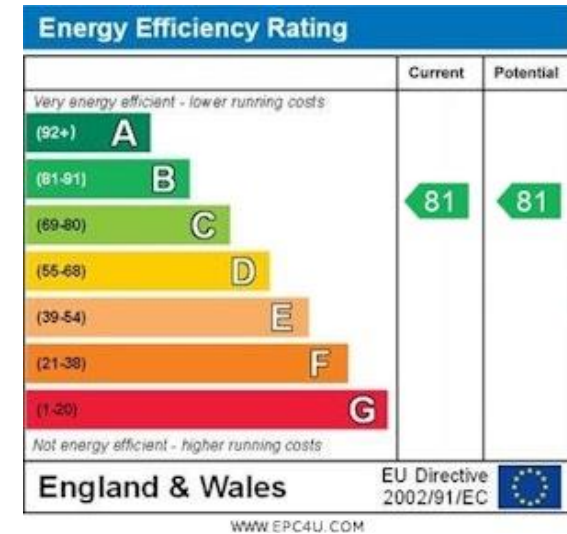
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Second 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...

BELVOIR!