



Connells

Charles Court Railway View
Kettering



Property Description

Situated on the outskirts of Kettering Town Centre, with many local amenities surrounding including Kettering General Hospital and easy access to the A14 and A43, along with Kettering Train Station. The property itself is a studio apartment with Open plan living and bedroom areas with fully fitted kitchen conjoining, separate shower room and allocated parking through electronic private gates. With an estimated annual rental yield of over 6%, this property has the potential of being an investors dream.

Kitchen

Lounge / Bedroom

13' 3" x 13' 11" (4.04m x 4.24m)

Bathroom

8' 10" x 4' 6" (2.69m x 1.37m)











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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5 Montagu Street
KETTERING NN16 8XG

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/KTT308079

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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