

**Moss Court Wellington Street, Kettering NN16 8SF** 



## welcome to

# **Moss Court Wellington Street, Kettering**

William H Brown welcome to the market this superb two-bedroom first floor apartment. This property is offered to the market with no onwards chain. There is currently a sitting tenant paying £825 pcm making this is a fantastic opportunity for investors.













#### **Entrance Hall**

#### Lounge

13' 9" x 10' 3" ( 4.19m x 3.12m ) Windows to front, radiator, carpet flooring

#### Kitchen

12' 8"  $\times$  5' 6" (  $3.86m \times 1.68m$  ) Gas hob, electric oven, kitchen hood, tiled flooring, eye and base level units, boiler

#### **Bedroom One**

14' 4" x 7' 11" ( 4.37m x 2.41m ) Carpeted flooring, window to front

#### **Bedroom Two**

 $8' \times 8' \cdot 4''$  (  $2.44 \text{m} \times 2.54 \text{m}$  ) Window to side aspect, carpet flooring, radiator.

#### **Bathroom**

Bath with shower Over, sink and WC





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- No chain
- Sold with sitting tenants
- Good yield
- Two bedrooms
- First floor apartment

Tenure: Leasehold EPC Rating: C

# £120,000









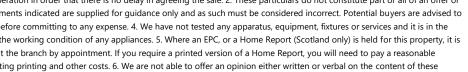
Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/KTG111063

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref: KTG111063 - 0004 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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