



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" x 5' 6" (3.86m x 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' x 8' 4" (2.44m x 2.54m)

Window to side aspect, carpet flooring, radiator.

Bathroom

Bath with shower Over, sink and WC



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Moss Court Wellington Street, Kettering

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

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 600.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£95,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
KTG111063 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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