



The Woodyard, Wellington Street, Kettering **Leasehold** £124,995

**Pattison
Lane**

Key Features

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- Investment Opportunity Only
- Long Term Tenant in Situ
- NO ONWARD CHAIN
- Two Bedroom
- First Floor Apartment

Fantastic Investment Opportunity - Tenant Already In Place! Located just a stone's throw from Kettering Town Centre, this superb two-bedroom first-floor apartment presents an immediate income stream for investors.

Immaculately presented throughout, the apartment features a welcoming entrance hall, a contemporary open-plan lounge/kitchen, and a well-appointed family bathroom. Both bedrooms are generously sized doubles. Adding to the appeal is the convenience of allocated parking.

With its prime location and existing tenancy, early viewing is highly recommended to avoid disappointment!



The accommodation comprises:

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE 11'7 x 11'4 (3.53m x 3.45m)

KITCHEN 6'1 x 8' (1.85m x 2.43m)

BEDROOM ONE 11'6 x 8'2 (3.50m x 2.48m)

BEDROOM TWO 8'4 x 11'4 (2.54m x 3.45m)

BATHROOM 5' x 8'2 (1.52m x 2.48m)

OUTSIDE

AGENTS NOTE:

Length of lease: 125 years from 1 January 2006

Annual Ground Rent: £200.00

Management and Service Charge: £946.00



GROUND FLOOR



To view this property call Pattison Lane on:
01536 524425

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 01536 524425

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