



The Woodyard, Wellington Street, Kettering **Leasehold** £120,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Investment Opportunity Only
- Two Bedroom
- NO ONWARD CHAIN
- Allocated Parking
- First Floor Apartment
- Kitchen / Living Room

Fantastic Investment Opportunity - 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.



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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