



Sarjeant Court, Rothwell Kettering **Leasehold** £130,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Ground Floor Apartment
- Communal Gardens
- Two Bedrooms
- Open Plan Living room / Kitchen
- Secure Gated Parking

This is the quintessential ready-made investment, offered to the market with a reliable, long-term tenant already in situ on a monthly rolling contract, ensuring immediate cash flow from day one.

The location is unparalleled: nestled just moments off the bustling Market Square, residents enjoy immediate, easy access to all the vibrant amenities this sought-after market town provides. Further enhancing its desirability are the highly valued benefits of secure allocated off-road parking and a tranquil communal garden.



The accommodation comprises:

ENTRANCE HALL

LOUNGE /KITCHEN 14'4 narrowing to 10'9 x 12'6
narrowing to 9' (4.36m narrowing to 3.27m x
3.81m narrowing to 2.74m)

BEDROOM 12' x 7'5 plus recess (3.65m x 2.26m)

BEDROOM 6'9' x 9' (2.05m x 2.74m)

BATHROOM

OUTSIDE

COMMUNAL GARDEN

SECURE GATED OFF ROAD PARKING

AGENTS NOTE:

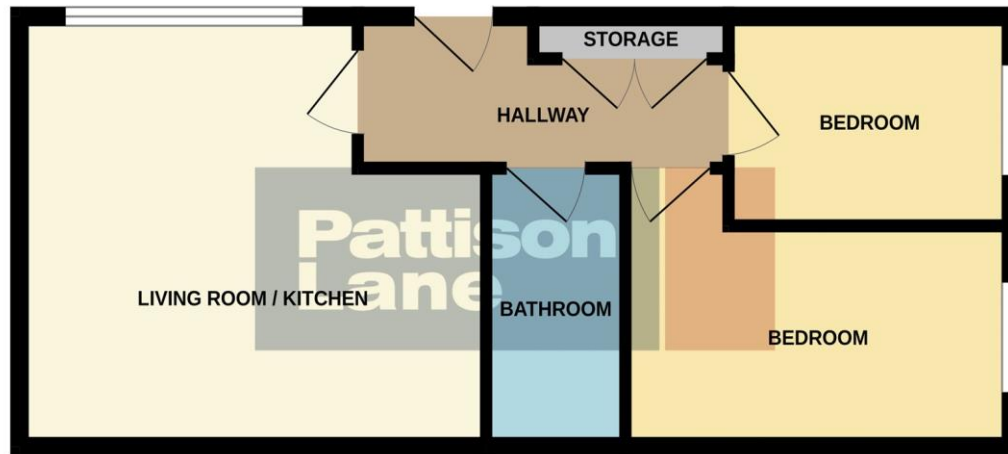
Length of lease - 999 from 1 January 2002

Annual Ground Rent - £25.00

Annual Service Charge - £1080



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property call Pattison Lane on:
01536 524425

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 01536 524425

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 SCAN ME



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206442 - 0002

