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Havelock Street , Kettering, NN16 9PZ

Price Guide £62,000



Prime Choice, Kettering, are delighted to present this one-bedroom ground floor apartment, ideal for investors or first-time buyers, which is being offered for sale by auction. Offering a great mix of convenience, value, and potential, this property is perfectly located near Kettering Town Centre, Kettering General Hospital, and a range of local amenities and strong transport links. Offering both immediate rental income for landlords and an affordable entry point for first-time buyers, the property represents fantastic value in a sought-after area.

Inside, the apartment features an open-plan lounge and kitchen, a double bedroom and a bathroom, with the added benefits of gas central heating, double glazing, and off-road parking. A small private courtyard provides a surprising bonus space, ideal for outdoor seating or storage. The flat also offers scope for improvement, allowing buyers to personalise or investors to enhance future rental returns.

Whether you're looking for your first home or a high-performing addition to your portfolio, this versatile property offers an affordable and appealing opportunity.



Lounge

13'5" x 9'3" (max) (4.11m x 2.82m (max))

A spacious and naturally bright lounge with a decorative feature wall, fitted carpet and a large ceiling light fitting. Radiator to side wall and an open layout leading directly into the kitchen for convenient everyday living.

Kitchen

8'9" x 8'2" (max) (2.67m x 2.51m (max))

Modern kitchen fitted with a range of light-wood base and wall units, contrasting worktops, stainless-steel sink and drainer, integrated oven with gas hob and extractor as well as space and plumbing for a washing machine. A large window providing a wealth of natural light and the flooring is vinyl, perfect for easy maintenance.

Main Bedroom

15'3" x 10'5" (max) (4.65m x 3.20m (max))

A generous double bedroom with fitted carpet, radiator and a window allowing natural light into the room. Feature wallpaper adds a stylish focal point. There is also ample space for wardrobes and additional furniture.

Bathroom

7'6" x 6'0" (2.29m x 1.83m)

Well-presented bathroom comprising a white suite with panelled bath and shower over, WC and pedestal wash basin. Part-tiled décor, vinyl flooring, and window for natural ventilation.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

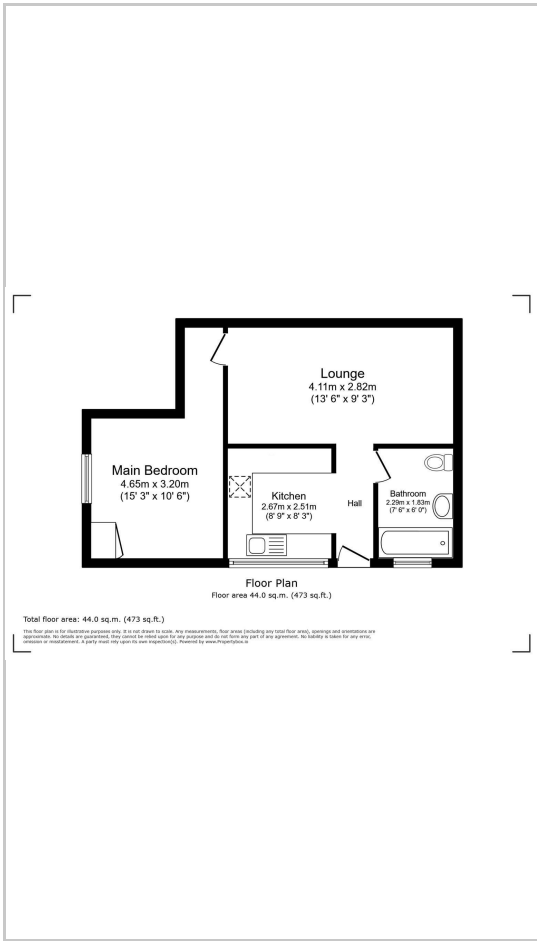
Disclaimer Paragraph

- 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 will be 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 7. Photos have been taken prior to the current tenancy commencing.

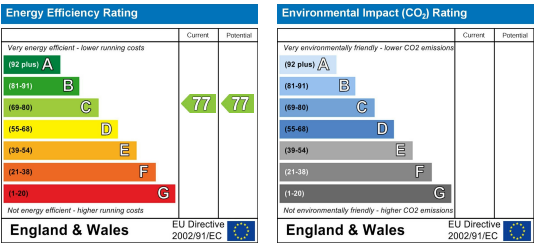
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.