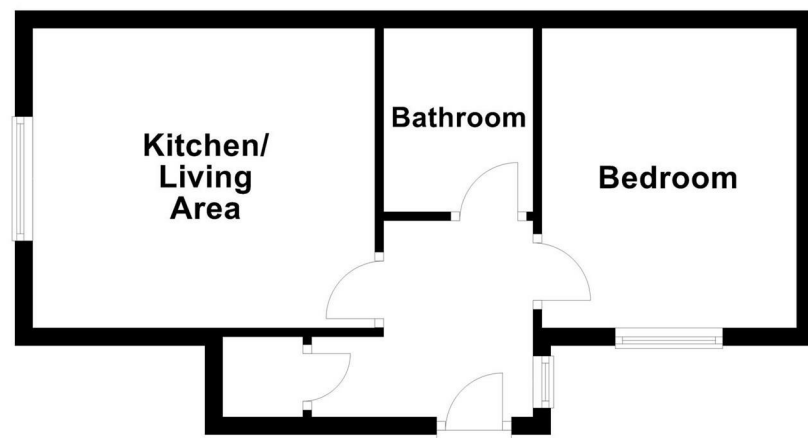




58C Havelock Street, Kettering, NN16 9PZ

Ground Floor



Not to scale. For illustrative purposes only



For Auction Guide Price £55,000 to £65,000

FOR SALE BY AUCTION ON WEDNESDAY 12TH OF JUNE 2024 AT 11AM

SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £55,000 to £65,000

VIEWINGS BY APPOINTMENT ONLY- (SAT 25/05/24, 01/06/24 & 08/06/24)

Ideal investment opportunity with a current tenant in situ, paying £600 per current month. The property is situated off a private driveway to the rear of the street. The property is a ground floor flat and the accommodation comprises; entrance hall, sitting room/kitchen, double bedroom and bathroom. The property has double glazing and gas to radiator heating.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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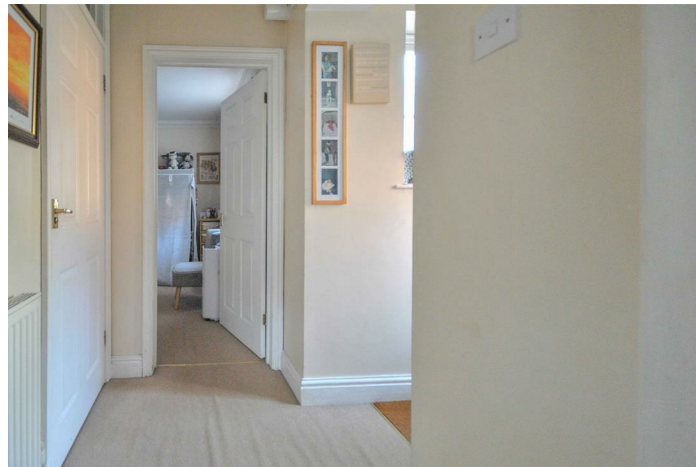
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ACCOMMODATION

ENTRANCE HALL

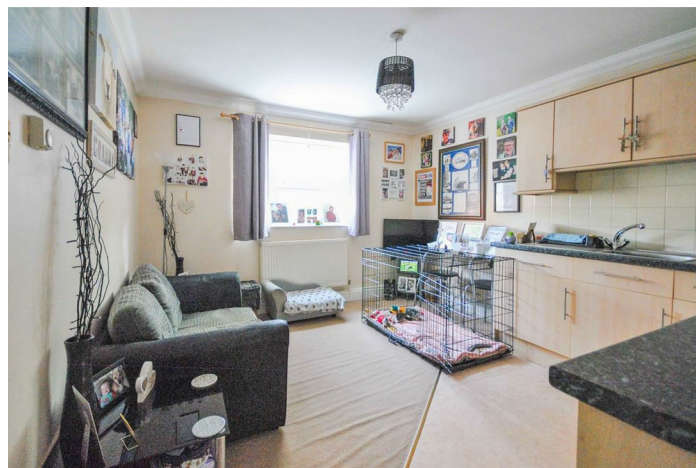
Enter via double glazed front door to entrance hall. Double glazed window to side aspect. Radiator. Doors to all rooms



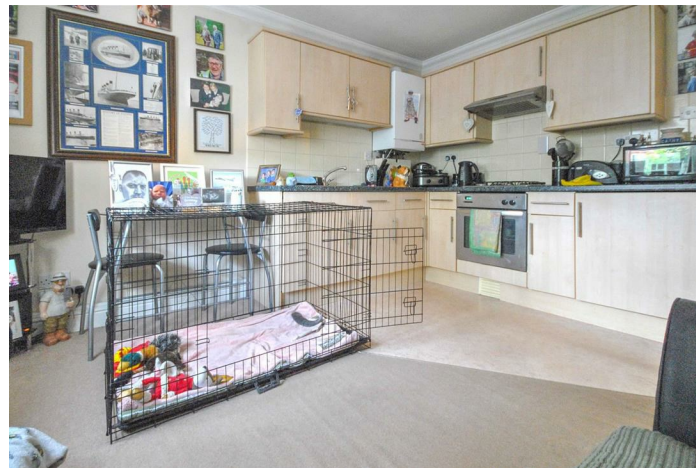
SITTING ROOM/KITCHEN

12'9 x 11'10

Base and eye level units comprising; stainless steel single drainer sink unit with mixer tap and cupboard under. Roll edge work surfaces and tiled splash back areas. Built-in gas hob with electric over under and extractor fan over. Double glazed window to front aspect. Radiator. Wall mounted gas boiler.



KITCHEN AREA



BEDROOM ONE

11'5 x 9'5

Double glazed window to side aspect with radiator under.



BATHROOM

6'9 x 5'7

Three piece White suite comprising; panelled bath with fitted shower over. Pedestal wash hand basin and low flush wc. Tiled splash back areas. Radiator.



HOW TO GET THERE

From Kettering town centre proceed Easterly along Montague Street and taking a left-hand turning on to Tresham street, follow the road to the end on to Wellington Street, follow the road to the end turning right on to Havelock Street and your first left on to Nelson Street, left again on to Wood Street, proceed to the end turning left on to Rockingham Road and left on to Havelock Street where the private driveway can be found on the right-hand side and the flat is on the left.

[DOIRM16052024/9857](#)

LEASE DETAILS

The property is being sold on a 100 year lease with 95 years remaining. An annual service charge of £376 paid annually at the beginning of January.

SERVICES

Mains gas water and electric, none of these services have been tested.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYER'S ADMINISTRATION FEE

The purchaser will be required to pay a buyer's administration fee of £900 (£750 plus VAT)

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £960 (£800 plus VAT)

COUNCIL TAX

North Northamptonshire Council - Band A

For further information on viewing call 01604 259773