

Measurements

**Ground floor Kitchen/
Living Room 32'6 x
15'5 (9.91m x 4.70m)**

**Ground Floor Bedroom
27'5 x 10'10 (8.36m x
3.30m)**

**Ground Floor
Bathroom 10 x 9'8
(0.25m x 2.95m)**

**First Floor Kitchen/
Reception 24'3 x 15'4
(7.39m x 4.67m)**

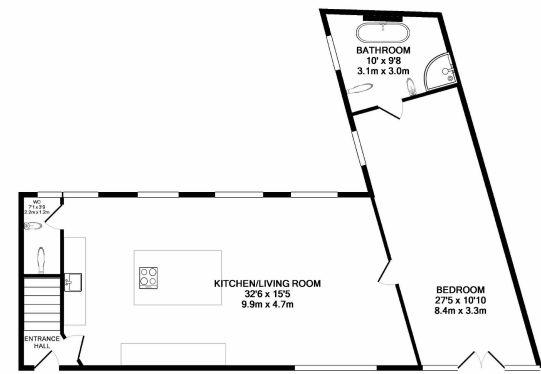
**First Floor Bedroom
One 11'10 x 10'2
(3.61m x 3.10m)**

**First Floor Bedroom
Two 9'3 x 7'10 (2.82m
x 2.39m)**

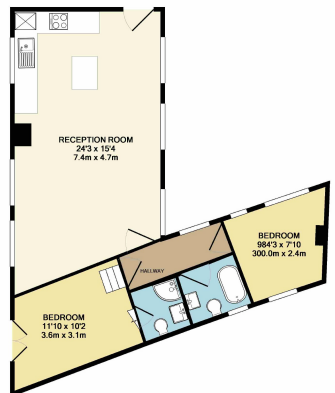
**Second Floor Kitchen/
Reception 36'10 x 15'1
(11.23m x 4.60m)**

**Second Floor Bedroom
One 11'10 x 9'10
(3.61m x 3.00m)**

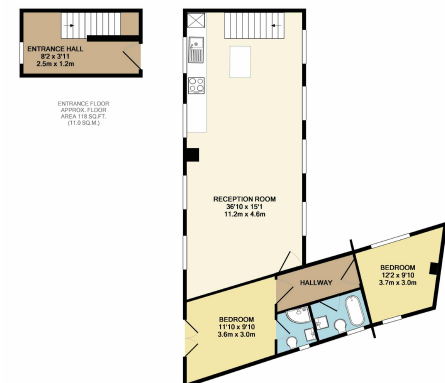
**Second Floor Bedroom
Two 12'2 x 9'10 (3.71m
x 3.00m)**



GROUND FLOOR FLAT 4A HAVELOCK STREET HETTERING NN16 9PZ
TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.4 SQ.M.)
While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors, omissions or misstatements. The 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 is given for their operation or efficiency until they are given.
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TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.6 SQ.M.)
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TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.2 SQ.M.)
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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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A Sound Investment



4a Havelock Street,
Kettering, NN16 9PZ

Guide Price £375,000



Gardens

Outside the apartments are accessed via double wrought iron gates from Havelock Street, the access path extends to the communal front door



A Sound Investment

This architecturally impressive former factory has been creatively converted and now offers three individual apartments with impressive free flowing interiors complimented by exposed red brick elevations, ceiling timbers and large windows flooding the apartments with natural light. The modern kitchens feature integrated ovens and hob flowing to living/dining areas, enjoying a real feel of space with tall ceilings. The Ground floor apartment has one bedroom achieving £625 per calendar month, the first floor has two bedrooms achieving £725 per calendar month and the generous second floor two bedroom achieving £750 per calendar month, generating an overall income of £2250 per month. Discreetly positioned just off Rockingham Road, the location is ultra-convenient for the town centre and a short walk from the mainline railway. For further details or to arrange a viewing call 01536 417888.





Property highlights

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Gas Central heating
Inspiring interior with exposed Brick elevations
The ground floor apartment features a free flowing Kitchen/Dining/Living Room, a double bedroom and a lovely bathroom
The First and second Floor feature a generous kitchen/living/Dining room and two generous bedrooms, one with an en suite the second with exclusive use of the principal bathroom.
Each apartment has a tenant in occupation with an annual income of £27,000 p/a

