



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Crescent West, Kettering, NN16

"Calling all Investors!"

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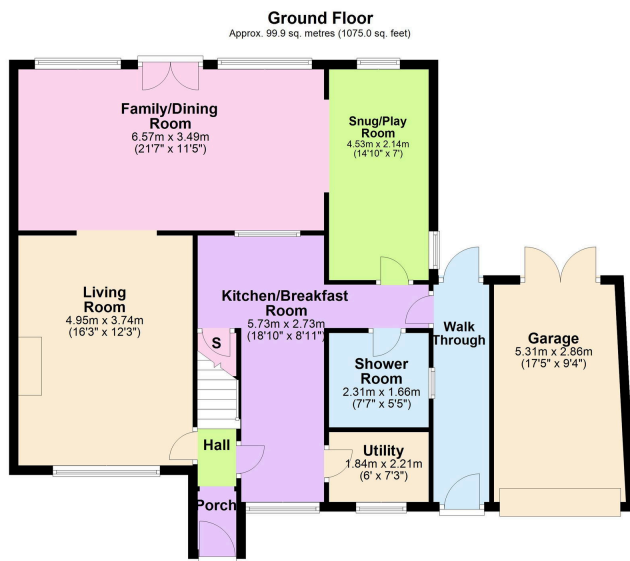
INVESTORS LOOK - Currently tenanted – This landlord is selling a portfolio of investments so please call Henderson Connellan to speak about other properties that are available and not currently advertised. There are other apartments and houses available now. Situated a short walk away from the town centre and a wealth of amenities. The accommodation is all on one level making it an ideal bungalow alternative or for those that desire lateral living. The stylish interior includes a generous light filled entrance hall, living/dining room which flows to a designer kitchen with integrated oven, hob, dishwasher, washing machine and fridge freezer. The two bedrooms are good sizes and the bathroom has a cool white suite. In addition, expect to see double glazed windows, gas central heating, well-kept communal gardens and allocated parking via electronic gates. An outstanding apartment in an ultra-convenient setting.

Kitchen/Dining/Living Room - 8.2m x 2.44m (26'11" x 8'0")

Bedroom - 4.9m x 2.57m (16'1" x 8'5")

Bathroom - 2.11m x 1.85m (6'11" x 6'1")





Total area: approx. 169.0 sq. metres (1819.4 sq. feet)

- INVESTMENT ONLY
- Tenant Paying: £795pcm
- Lease Length: 125 years from April 2008
- Service Charges: £1020pa
- Spacious Apartment
- Ultra-Convenient Location
- Well-Presented Throughout
- CALL US FOR OTHER INVESTMENT OPPORTUNITIES - NOT ADVERTISED
- COUNCIL TAX: A
- EPC RATING: PENDING



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.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

