



22-24 High Street

Kettering, Northamptonshire NN16 8ST



Simpson & Partners

**** CASH BUYERS ONLY**** INVESTMENT OPPORTUNITY**** MUST BE SEEN****

Situated within walking distance of Kettering town centre, Kettering main line railway station, and Kettering General Hospital, is this stunning one bedroom first floor apartment presenting an excellent opportunity for the discerning investor.

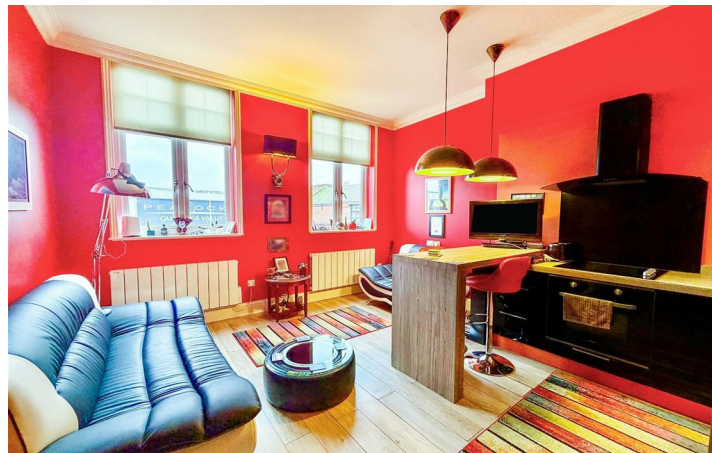
The property benefits from UPVC double glazed windows and electric heating, This amazing apartment has been modernised and the overall finish far outweighs what is typically expected at this end of the market. High ceilings, modern electric heating, stylish kitchen, modern shower room, superb flooring, and tasteful decoration combine to create a truly impressive living space.

Internally, the accommodation is accessed via a communal hallway, with a convenient storage cupboard located outside the front door and a security intercom entry system providing peace of mind. The open plan kitchen/dining/living room is a generous and light-filled space, featuring two large windows to the front and a modern fitted kitchen with built in oven, hob and extractor. The double bedroom offers comfortable proportions, while the beautifully fitted shower room completes the accommodation to an exceptionally high standard.

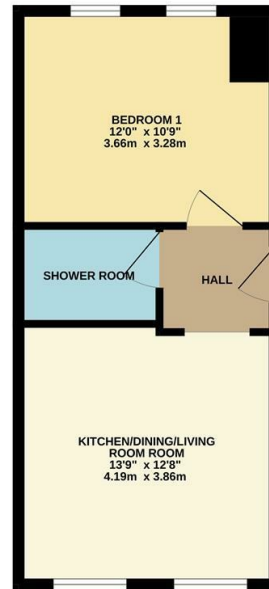
The lease was originally granted for 199 years, with 176 years currently remaining. The ground rent is set at £250 per annum, insurance at £100 per annum, and the service charge at £150 per annum, bringing total annual costs to £500. The property is currently tenanted at £600 per calendar month, generating an annual rental income of £7,200.

With strong rental returns, low outgoings, and an enviable location close to key amenities and transport links, this apartment represents a sound investment for any serious investor looking to add a high-quality asset to their portfolio.

O.I.R.O £73,500



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given. Made with Metreapp (2020).



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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