



Woodlands Court, Wood Street, Kettering **Leasehold** £65,000

**Pattison
Lane**

Key Features

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- One Bedroom Apartment
- Parking
- **Attention Investors**
- NO ONWARD CHAIN
- Access to Main Road and Rail Links

****Attention Investors**** This one-bedroom apartment is offered to the market in good order and with a tenant already in place paying £650 per month meaning an impressive gross rental yield of 12.00%.

Woodlands court is located within walking distance of Kettering town centre and all its amenities and only circa one mile from Kettering General Hospital making it extremely easy to find tenants. The property also benefits from off road parking. Viewing advised.

AGENTS NOTE:

Photos taken prior to tenancy.

Annual Management / Service Charge - £700.00 including buildings Insurance

Length of Lease - 189 years from and including 26 October 2001

No Annual Ground Rent



Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Selling your property?

Contact us to arrange a **FREE** home valuation.

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL206540 - 0001

