



40 Rushton Road  
Desborough, NN14 2QB



**Simpson & Partners**

\*\*\* GREAT INVESTMENT OPPORTUNITY \*\*\* This exceptional investment opportunity is located within walking distance of the town centre, boasting a two bedroom duplex property and a one bedroom ground floor apartment. The duplex features UPVC double glazing and gas radiator heating, while its interior showcases a spacious 20' bay fronted kitchen/living room equipped with built-in appliances. The first floor is home to two double bedrooms and a modern shower room.

Situated at the rear of the property, the one bedroom ground floor apartment also benefits from UPVC double glazing and gas radiator heating. Its interior consists of a fitted kitchen with built-in appliances, a 16' living/dining room with French doors that lead to a conservatory, a double bedroom, and a shower room. The property's exterior features a front forecourt and a communal rear garden.

This lucrative investment generates a significant income of £1,650 per calendar month, equivalent to £19,800 per annum, making it an attractive opportunity for investors seeking a profitable venture.

Price £220,000



3



2

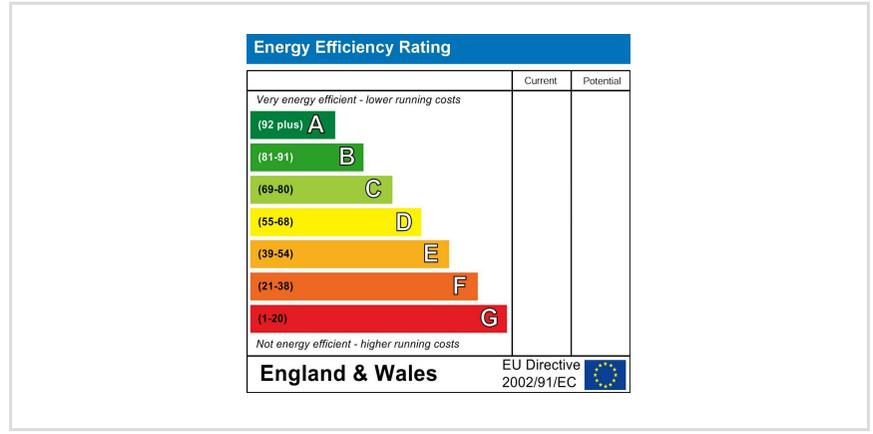


2





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, doors and any other items are approximate and the 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 windows, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Metreps ©2020.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
& Partners**

Making Every  
Journey Personal



01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN