





Victoria Court, Albert Street, Kettering **Leasehold** £90,000

**Pattison
Lane**

Key Features

 1  1   A

- One Bedroom Ground Floor Apartment
- Own Private Entrance
- NO ONWARD CHAIN
- Walking Distance to Town Centre
- Main Line Rail Links

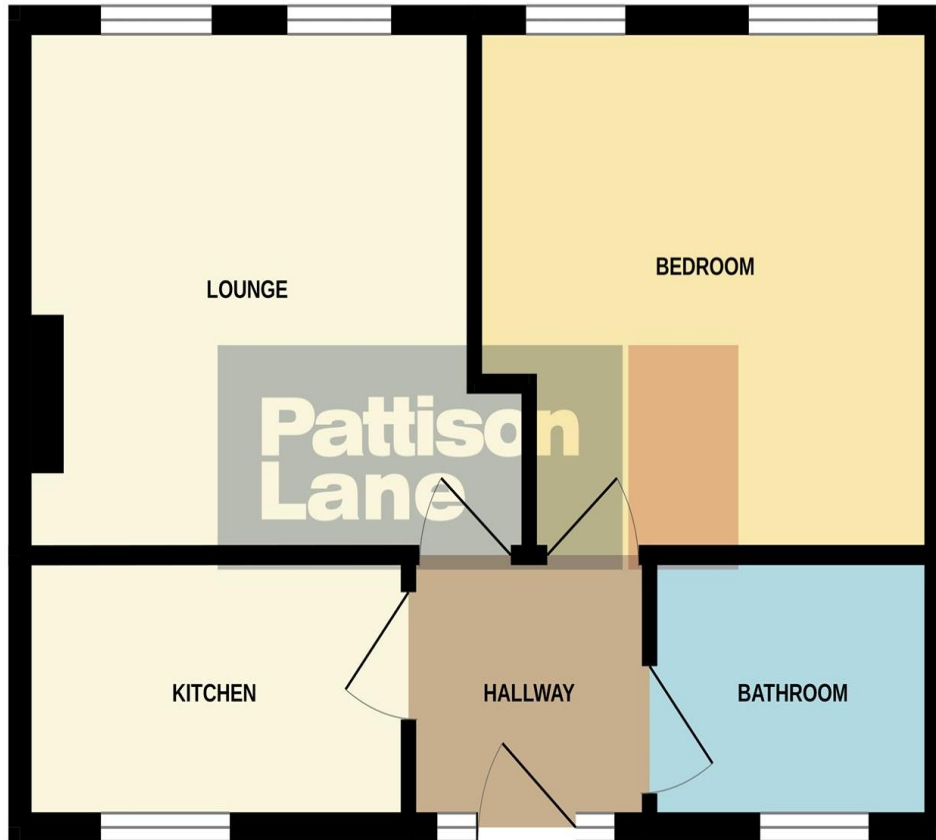
A Superb Opportunity with Excellent Accessibility - Perfectly positioned for easy access to the town centre and local amenities, this charming one-bedroom apartment offers a rare blend of convenience and privacy.

Boasting its own private entrance, the property provides a self-contained feel that serves as an excellent, low-maintenance alternative to a bungalow.

Whether you are looking to take an affordable first step onto the property ladder or seeking a dependable addition to your rental portfolio, this home is a standout choice. The property is offered to the market with no onward chain for a swift and seamless purchase; alternatively, it can be acquired with a proven, long-standing tenant already in place for an immediate return on investment.



GROUND FLOOR



The accommodation comprises:

ENTRANCE HALL

LOUNGE 11'7 plus recess x 10'6 (3.53m x 3.20m)

KITCHEN 9'11 x 5'4 (3.02m x 1.62m)

BEDROOM 11'9 x 10'6 (3.58m x 3.20m)

BATHROOM

OUTSIDE

Allocated Parking space

AGENTS NOTE:

Length of Lease - 999 years from 1 January 2002

Annual Service Charge including buildings insurance - £360.00

No Ground Rent to Pay

To view this property call Pattison Lane on: **01536 524425**

Selling your property?

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

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

 kettering@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: KPL206086 - 0001

