



Akela Close, Kettering NN15 6EX

For Sale to Investment Buyers Only.

This ground floor 2 bedroom flat is let on an Assured Periodic Tenancy managed by Lucas Lettings.

The property is presently let at £750 per calendar month.

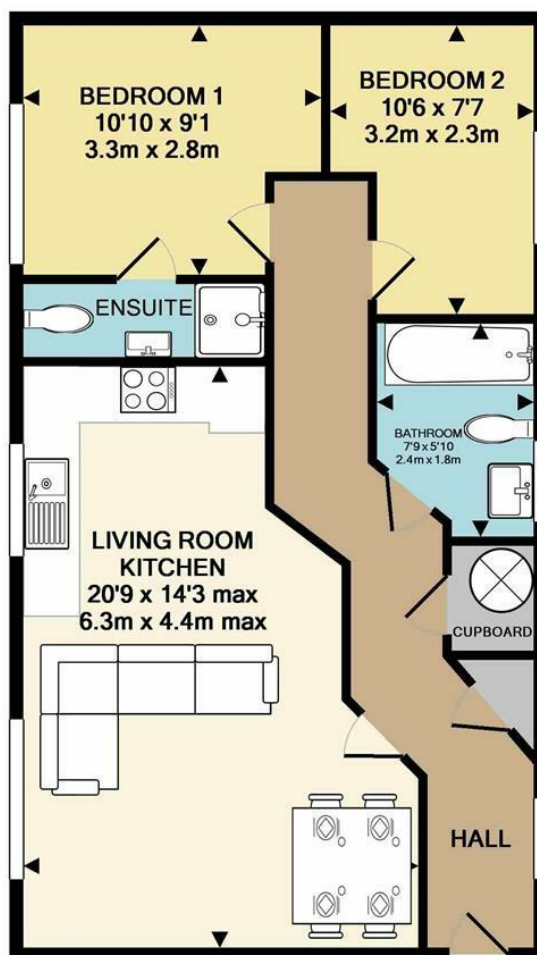
A well presented purpose built 2 bedroom ground floor flat with garage. The accommodation is light and airy from the moment that you walk into the hall with window overlooking the communal garden at the rear to the spacious living room kitchen with two windows overlooking the front. There is PVC double glazing and electric heating. The garage is located in the next block.

Lease: 155 from 01.01.2005 : Ground rent:TBC ; Service charge: TBC

Asking Price £145,000

Tenure: Leasehold
Energy Rating: D
Council Tax Band: B

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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 or efficiency can be given
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- Investment sale with sitting tenants under an APT
- 2 Bedroom ground floor flat with garage
- PVC double glazing and electric heating
- En suite shower room and bathroom
- Sought after residential area close to Wicksteed Park
- Convenient for town centre, railway station and with local amenities nearby

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



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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