



1 and 1A North Park Drive, Kettering NN16 9JT £250,000

INVESTOR BUYERS ONLY. A great opportunity to purchase this purpose built investment block consisting of a ground and first floor one bedroom apartment. Both apartments benefit from gas central heating, double glazing, fitted kitchen with built in appliances, a small rear garden and off road parking. Located in a popular area close to many facilities and open parkland. The purchase is for the freehold to both which are currently rented out bringing in £13680 per year. For further information please contact the office on 01536 312600

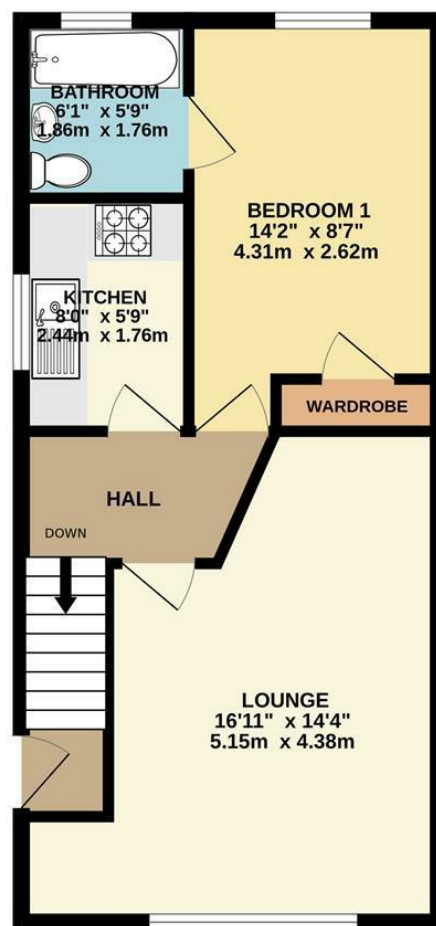
**Tenure: Freehold
Energy Rating: C
Council Tax Band: A**

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GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Buyers Only. Freehold Purchase
- Two One bedroom Apartments
- Great Location
- Off Road Parking
- Fitted Kitchen With Built In Appliances
- Gas Central Heating
- Small Garden Area

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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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