



The Courtyard, Wellington Street, Kettering **Leasehold** £125,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- No Onward Chain
- Ideal Investment Opportunity
- Sold with Tenant in Situ
- Two Bedroom First Floor Apartment
- Living Room with Juliette Balcony

Offered to the market with No Onward Chain and the immediate benefit of tenants in situ, this beautifully presented two-bedroom, first-floor apartment is an ideal turnkey investment.

Located within comfortable walking distance of Kettering town centre, the property enjoys easy access to excellent local amenities, reputable schools, and major road links (including the A14).



The spacious accommodation comprises:
Entrance Hallway: Welcoming entryway with storage potential.
Living Room: Bright and airy, featuring a charming Juliette balcony that fills the space with natural light.
Kitchen / Dining Room: A modern open-plan layout, also boasting its own Juliette balcony, perfect for entertaining.
Bedrooms: Two well-proportioned double bedrooms, with the principal bedroom benefiting from a private en-suite shower room.
Family Bathroom: A main three-piece bathroom suite serving the second bedroom and guests.

Externally, the apartment benefits from its own allocated parking space. Viewings are highly recommended.

Communal entrance hall and stairs rising to:

ENTRANCE HALL

LOUNGE 12'4 plus recess x 12'3 max (3.75m x 3.73m)

KITCHEN/DINING ROOM 14'10 max x 7'8 (4.52m x 2.33m)

BEDROOM ONE 14'5 x 10' (4.39m x 3.04m)

EN SUITE

BEDROOM TWO 10'2 x 9'9 (3.09m x 2.97m)



GROUND 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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BATHROOM

OUTSIDE

Allocated parking space

Agents Note

Lease 125 years from 24 June 2004

Ground Rent £200

Service Charge currently £1095 per annum

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.

To view this property call Pattison Lane on:
01536 524425

Selling your property?

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

 01536 524425

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 SCAN ME



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