



Station Road, Desborough Kettering **Freehold** £1,200,000

**Pattison  
Lane**

# Key Features



- Freehold Available
- Commercial Unit
- A Three Bedroom Apartment
- A Two Bedroom Apartment
- A Two Bedroom Apartment

Located in the heart of Desborough-a rapidly expanding market town in North Northamptonshire-this bespoke, purpose-built development represents an exceptional investment opportunity. The freehold block is presented in immaculate condition throughout, comprising six high-specification residential apartments and a prominent ground-floor commercial unit.

The residential portfolio offers a diverse mix of units, including one three-bedroom, two two-bedroom, and three one-bedroom apartments, all currently occupied under established tenancies. The commercial element is securely let to a thriving local barbershop, providing a diversified income stream. Further enhancing the property's appeal is a discreet, integrated undercroft parking area. Assets of this calibre and maintenance



standard are rarely available within the local market; therefore, an early viewing is essential to appreciate the full scope of this acquisition.

The property consists of a ground floor commercial unit currently occupied by a barber shop with a lease running until 2032 and 6 Apartments.

Flat 1 is a 3 Bed lease expiry July 26  
Flat 2 is a 1 Bed on a rolling lease  
Flat 3 is a 2 Bed on a rolling lease  
Flat 4 is a 2 Bed on a rolling lease  
Flat 5 is a 1 Bed on a rolling lease  
Flat 6 is a 1 Bed on a rolling lease

The Flats and commercial unit are achieving £79,620 per annum

#### Agents Note

Internals may not reflect current occupation.  
Council Tax band is for an individual apartment  
EPC rating is applicable to each flat





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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To view this property call Pattison Lane on:  
**01536 430527**

# Selling your property?



SCAN ME

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

 01536 430527

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