



Havelock Mews Havelock Street
Kettering



Property Description

This three-bedroom apartment offers an excellent investment opportunity, currently tenanted and generating a potential annual rental yield of 8.5%. Situated close to Kettering Town Centre, the property benefits from easy access to local amenities, including shops, restaurants, and public transport links.

Spread across two levels, the apartment features a spacious living room, a modern kitchen, and a family bathroom with a bathtub on the ground floor. The basement level houses three generously sized bedrooms and an additional shower room, providing added convenience and flexibility for tenants.

With a thoughtful layout and prime location, this property is ideal for investors seeking a reliable rental income and long-term growth potential.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Basement Level

Bedroom One

20' max x 8' 2" max (6.10m max x 2.49m max)

Windows to the rear, radiator, carpet flooring.

Bedroom Two

11' 6" x 9' 10" (3.51m x 3.00m)

Window to the front, carpet flooring, radiator.

Bedroom Three

9' 10" x 5' 3" (3.00m x 1.60m)

Window to the front, radiator, carpet flooring.

Shower Room

Walk in shower cubicle, wash hand basin, low level WC, radiator.

Ground Floor

Entrance Hall

Entrance door to the front, stairs leading to basement.

Living Room

13' 1" max x 11' 6" max (3.99m max x 3.51m max)

Windows to the rear, radiator, carpet flooring.

Kitchen

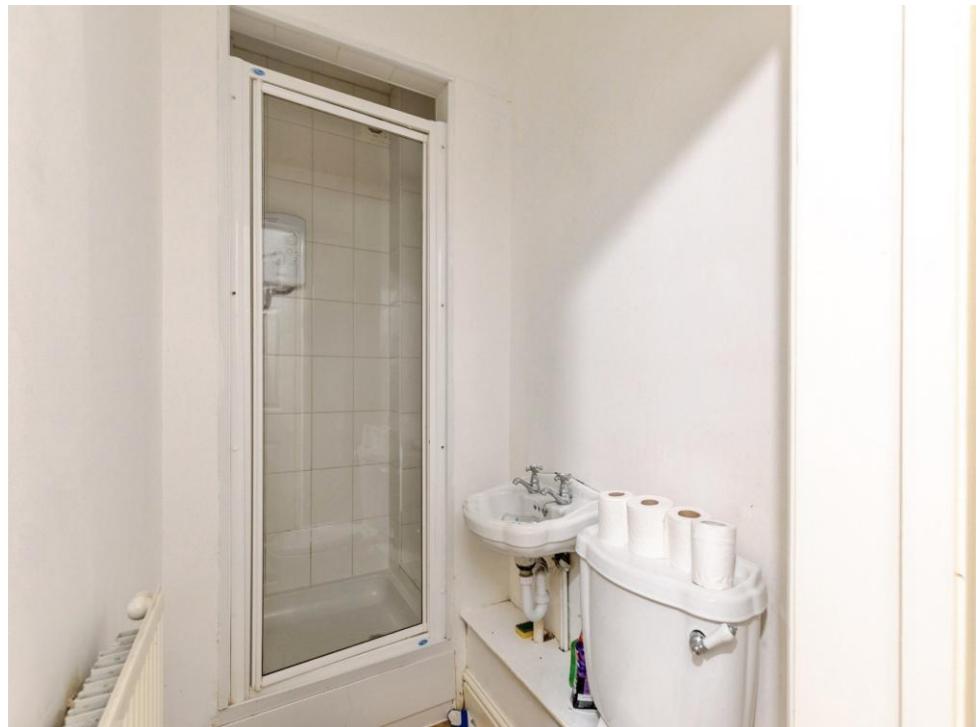
13' 1" x 8' 2" (3.99m x 2.49m)

Windows to the front, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with cooker hood, space for appliances, boiler, tiled splash backs, radiator.

Bathroom

Window to the side, bath with mixer tap and shower attachment, wash hand basin, low level WC, radiator, tiled splash backs.









Basement Level



Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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5 Montagu Street
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EPC Rating: C Council Tax
 Band: B

Service Charge: 924.14 Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KTT308314

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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