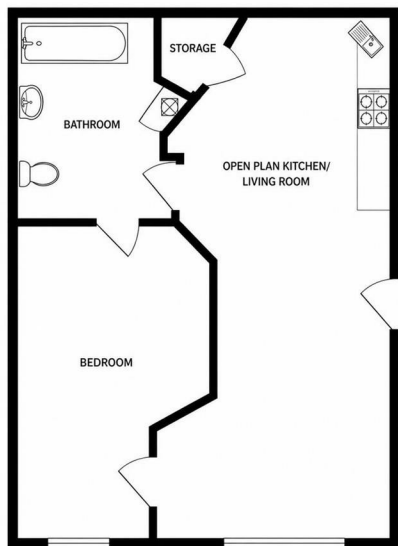


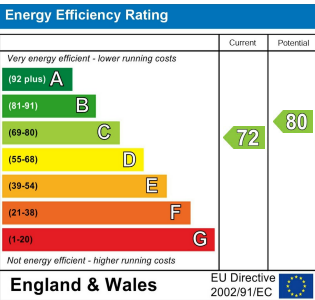


Flat 1, 14 Station Road, Kettering, NN15 7HH



Not to scale. For illustrative purposes only.

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For auction Price Guide £40,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM ****
GUIDE PRICE RANGE: £40,000 - £50,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Moments from Kettering's mainline railway station, offering direct services to London St Pancras in approximately 45 minutes, this vacant ground floor one-bedroom apartment presents an excellent opportunity for investors and owner-occupiers alike. The well-proportioned accommodation comprises an open-plan lounge/kitchen, double bedroom, bathroom and benefits from an allocated off-road parking space.. Ideally positioned within walking distance of Kettering town centre and the Cultural Quarter, the property offers strong investment credentials with an estimated rental income of £850 PCM (£10,200 per annum), representing an attractive gross yield of approximately 25% at the guide price.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE.

Flat 1, 14 Station Road, Kettering, NN15 7HH

ACCOMODATION

GROUND FLOOR

OPEN PLAN KITCHEN / LIVING AREA

13'2 x 8'2

Living area has double glazed window to front aspect, radiator, kitchen features mixture of wall and base units, work tops incorporating sink bowl with drainer, oven with hob and extractor hood, space for range of appliances, tiled splashbacks & built in storage cupboard, built in intercom system.



BEDROOM

17'9 x 8'10

Double glazed UPVC window to front aspect, double bedroom & radiator, access to bathroom



BATHROOM

9'6 x 5'7

Bath with shower head, hand wash basin, low-level W/C, tiled walls



OUTSIDE

1 allocated parking spare within communal parking area



SERVICES

Main drainage, water and electricity are connected.

SERVICE CHARGE & GROUND RENT

Service charge is £2,400 per year. Ground Rent is £150 per year.

LEASEHOLD DETAILS

102 years remaining

COUNCIL TAX

Kettering Band A

PRICE INFORMATION

*Guides are provided as an indication of each seller's

minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

HOW TO GET THERE

Situated on Station Road in the heart of Kettering, Flat 1, 14 Station Road (NN15 7HH) is exceptionally accessible by road via the main A14 (Junction 8) and A43, connecting easily to Northampton and Leicester. For rail commuters, the position could not be more convenient: Kettering Mainline Railway Station is just a short 2-minute walk down the street, offering direct East Midlands Railway services to London St Pancras in under an hour. Regular local Stagecoach bus routes stop along Station Road and nearby London Road, providing quick connections across town and surrounding villages. For driver navigation, entering the postcode NN15 7HH brings you straight to the property.

LOCAL AMENITIES

Located on Station Road in the heart of Kettering, 14 Station Rd offers ultimate convenience with everyday amenities virtually on your doorstep. Residents enjoy immediate access to a wide range of town centre facilities, including independent cafes, local takeaways, bakeries and essential services along Station Road and the nearby High Street. Key supermarkets such as Sainsbury's and ASDA are within a short walk, as are local medical practices and pharmacies. For secondary and primary education, well-regarded schools including Hawthorn Community Primary and Southfield School are close by, while the historic Wicksteed Park and local green spaces are easily accessible for weekend leisure.

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £1,500 ex VAT (£1,800 inc VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,500 ex VAT (£1,800 inc VAT).

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For further information on viewing call 01604 259773