



Connells

Charles Court Railway View
Kettering

Charles Court Railway View Kettering NN16 8FE

for sale
£90,000



Property Description

This well-presented studio apartment is perfectly located just a short distance from Kettering town centre, General Hospital, and the A14, offering superb convenience and excellent transport links.

Ideal for first-time buyers looking to get onto the property ladder, the apartment also presents a fantastic opportunity for investors, with a potential annual rental yield of over 6%. The property features a bright and functional living space, a modern fitted kitchen, and a contemporary bathroom, making it suitable for professionals, hospital staff, or commuters.

With local amenities, public transport, and major road networks all within easy reach, this studio apartment combines comfort, practicality, and strong investment potential in one of Kettering's most sought-after locations.

Entrance Hall

Lounge / Bedroom

French patio doors, radiators, carpet flooring.

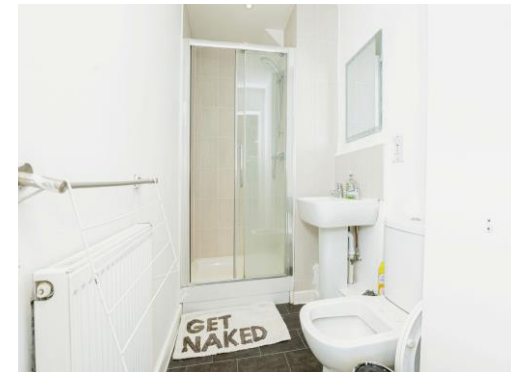
Kitchen

Window, a range of wall and base units with rolled edge work surfaces, 1.5 sink drainer with mixer tap, integrated oven and hob, extractor fan, space for washing machine, vinyl flooring.

Shower Room

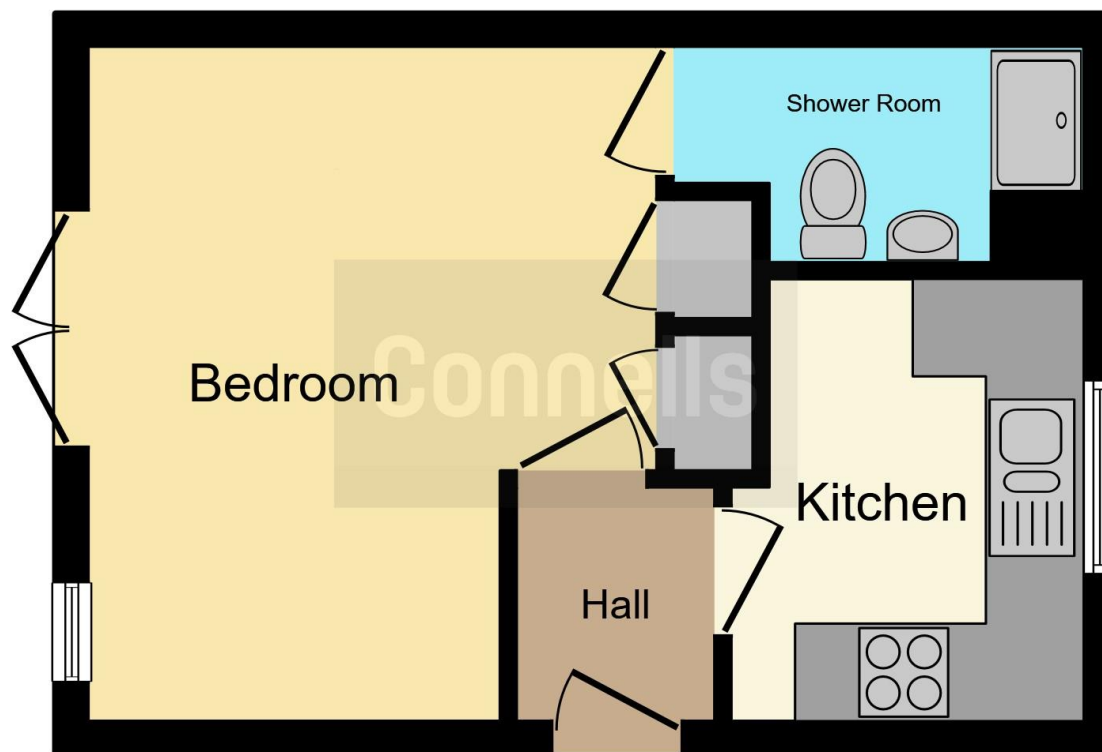
Walk in shower cubicle, wash hand basin, low level WC.











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

T 01536 411 811
E kettering@connells.co.uk

5 Montagu Street
 KETTERING NN16 8XG

EPC Rating: C Council Tax
 Band: A

Service Charge: 800.00 Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/KTT308572

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KTT308572 - 0004