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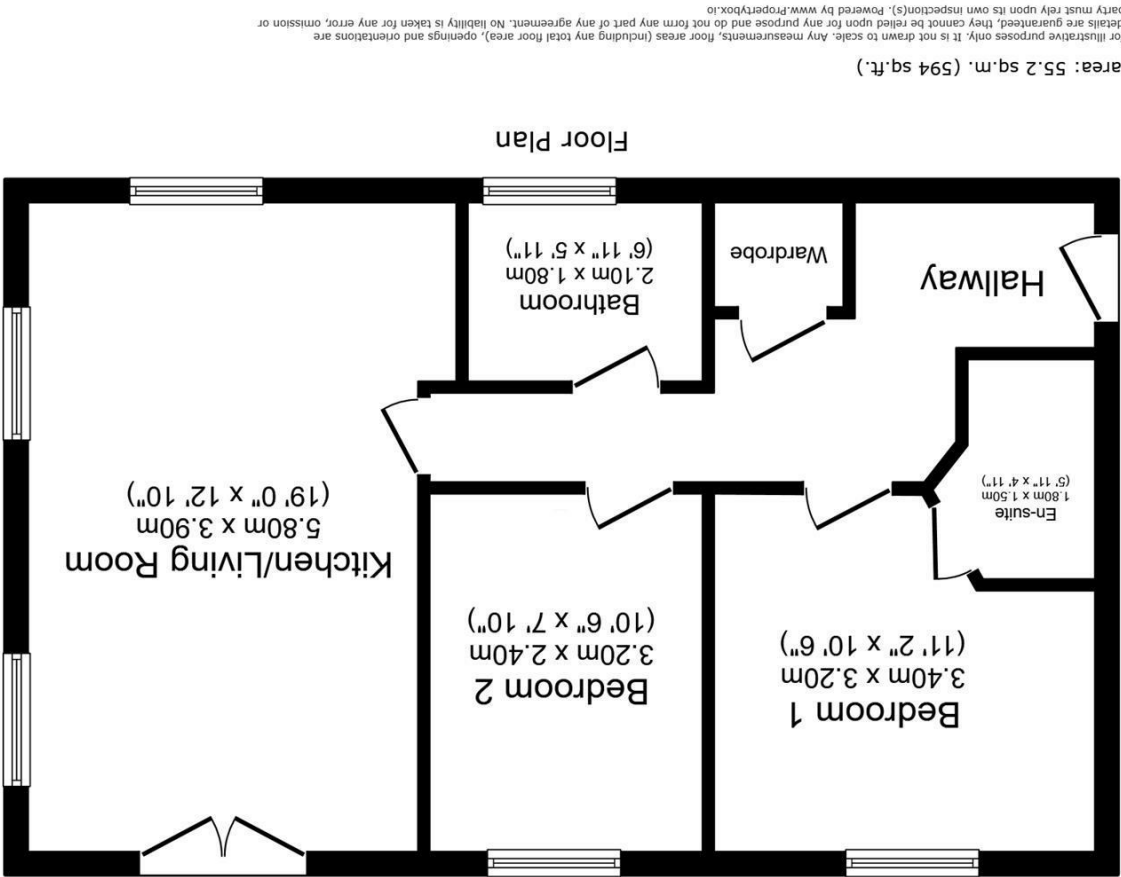
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5 Poppy Fields, Kettering, NN16 8UU
£130,000

2 2 1 C

Investors only – gross rental yield of approximately 8.5% per annum. Tenant in situ. An immaculately presented two-bedroom apartment situated within walking distance of Kettering General Hospital and close to Kettering town centre, shops and local amenities. The property benefits from an attractive contemporary fitted kitchen with integrated appliances, double glazing, an en-suite facility to the principal bedroom, and is offered in excellent decorative order throughout. Available to the market with no onward chain, this represents an excellent investment opportunity.

The property is entered via a welcoming entrance hall, which provides access to the spacious open-plan lounge, dining and kitchen area. The living space is light and airy, creating an ideal environment for both relaxing and entertaining. The contemporary kitchen is fitted with an attractive range of eye and base level units, complemented by roll-top work surfaces and a selection of integrated appliances.

There are two generous double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room comprising a white three-piece suite. The second bedroom is also well-proportioned and is served by the main bathroom.

Presented in excellent decorative order throughout and with a tenant already in situ, this superb apartment offers an attractive ready-made investment with an approximate gross rental yield of 8.5% per annum. Early viewing is highly recommended.

COUNCIL TAX BAND - B
EPC RATING - C



Kitchen/Living room
19'0" x 12'9" (5.80 x 3.90)

Bedroom 1
11'1" x 10'5" (3.40 x 3.20)

Bedroom 2
10'5" x 7'10" (3.2 x 2.4)

Bathroom
6'10" x 5'10" (2.10 x 1.8)

