







120b Bath Road, Kettering NN16 8NE
Asking Price £74,950

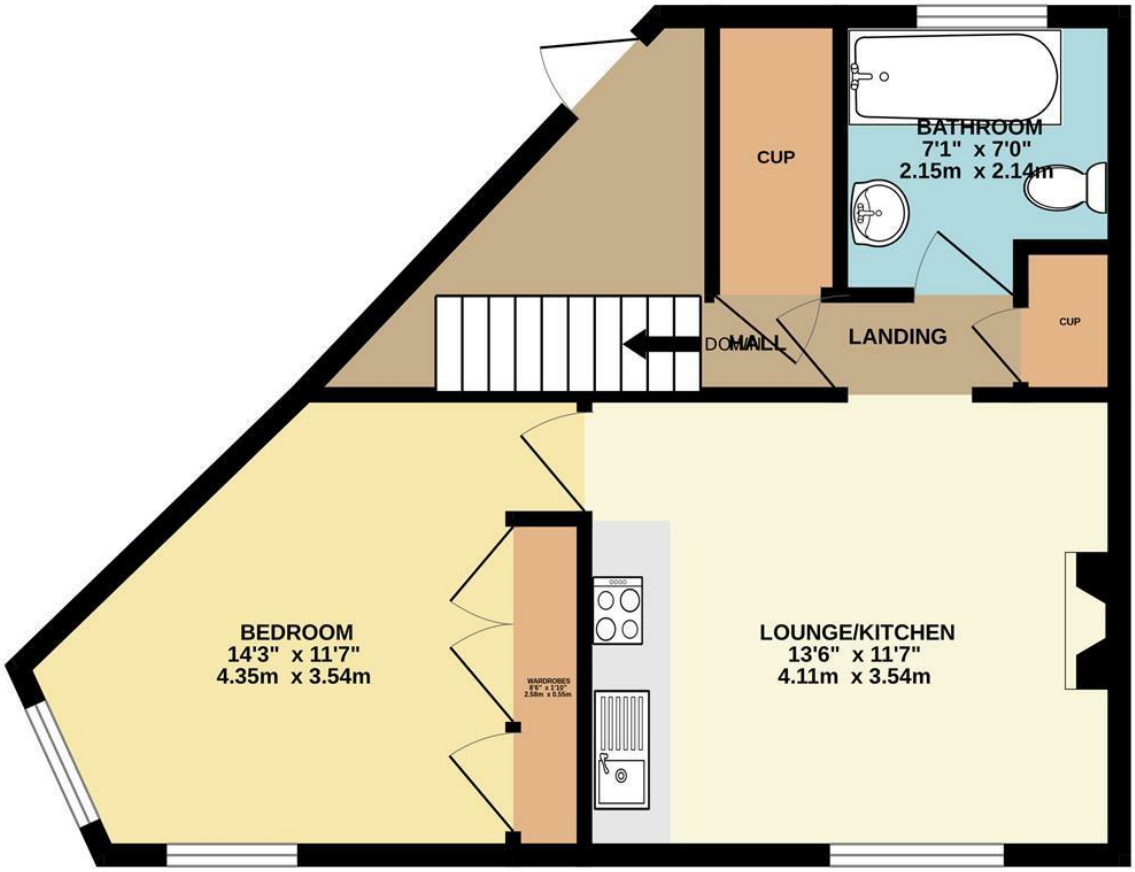
INVESTMENT OPPORTUNITY INCLUDING A SHARE OF THE FREEHOLD OWNERSHIP. Currently let and generating an annual income of £7200. This one bedroom first floor apartment was re-decorated and had new carpets laid at the start of the previous tenancy. The flat has been rewired, has double glazing, fitted appliance to a modern kitchen and electric heating. The flat has the benefit of a shared large store/workshop and small courtyard. Located for ease of access to many facilities to include schools, shops and the town centre is within easy reach.

Offered for sale with a 125 year lease. There is no ground rent or service charge payable at present as no service charge has been set. There will be a cost implication to the buyer for the purchase of a share of the freehold and legal costs for implementation.Please contact our office for the approximate figures.

Tenure: Leasehold
Energy Rating: E
Council Tax Band: A

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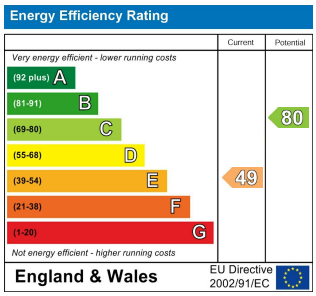
FIRST FLOOR



Note
Photos taken prior to commencement of tenancy - May 2024

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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- **Investor buyers only - passing rent equivalent to £7,200 pa gross**
- **Re Decorated and New Carpets prior to commencement of current tenancy - May 2024**
- **Double Glazed, Electric Heating**
- **Large Workshop/Store**
- **Ideal Location**
- **Service charge not set, no ground rent**











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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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