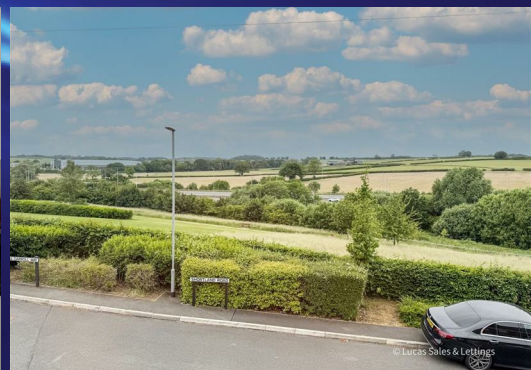




Shortland Road, Kettering NN15 7EW

Asking Price £150,000

For Sale to Investment Buyers Only.

This attractive 2 bedroom first floor flat is let on an Assured Periodic Tenancy managed by Lucas Lettings. This well kept apartment has far reaching countryside views across the A14 which is easily accessed from junction 8 with Northampton Road. The property has the benefit of its own ground floor entrance, an allocated parking space, gas central heating and PVC double glazing. The property has been well kept and is located in a desirable residential area. A local shop, pub, and take aways are nearby in Lake Avenue.

The property is presently let at £800 per calendar month.

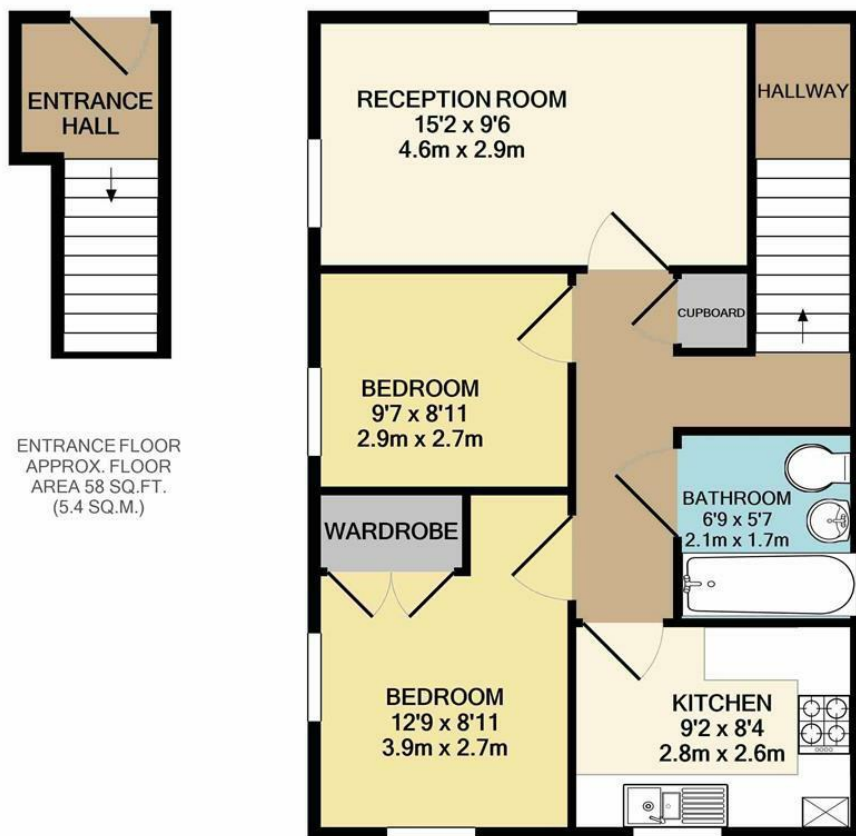
Lease: 125 years from 14 November 2017

Current Ground rent: £250

Service charge: TBC

Tenure: Leasehold
Energy Rating: B
Council Tax Band: B

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1ST FLOOR
APPROX. FLOOR AREA 617 SQ.FT. (57.3 SQ.M.)

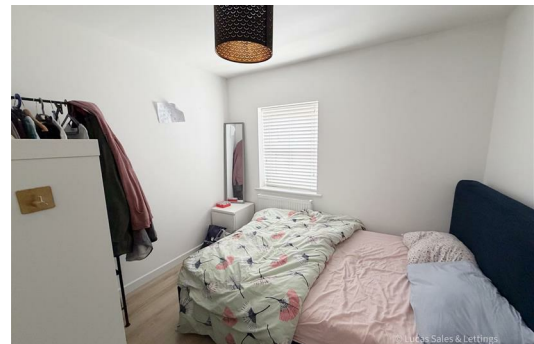
TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- Investment sale with sitting tenants under an APT
- Well presented purpose built first floor flat in sought after area
- Gas central heating and PVC double glazing
- Separate ground floor entrance and allocated parking space to rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Northamptonshire, NN16 0BN
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sales@lucasestateagents.co.uk

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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