



2a & 2b Eden Street
Kettering, NN16 8QX



Simpson & Partners

Investor Buyers Only – Two, One Bedroom Flats -Both Properties Sold with Tenants in Situ.

Positioned within easy walking distance of Kettering's vibrant town centre, this is a superb opportunity to acquire two well-presented one-bedroom flats, cleverly arranged over three floors and offered for sale as a complete investment package. With reliable tenants already in place and a combined annual income of £15,600, this is a ready-made addition to any portfolio that starts generating returns from day one.

The ground floor flat, 2a, is accessed via a shared communal entrance hall and offers a bright and welcoming 14' lounge, a well-appointed kitchen complete with built-in appliances, a comfortable double bedroom and a bathroom. Adding real appeal, this flat also enjoys direct access to the rear garden, a genuine bonus for tenants seeking a little outdoor space. Flat 2a currently achieves £675.00 pcm, equating to £8,100 per annum.

The second flat, 2b, is also approached through the communal entrance hall and unfolds across the upper floors. A private hallway leads to a kitchen with built-in appliances and a generous 14' lounge, along with a bathroom, while the second floor is devoted to a spacious double bedroom that offers a wonderful sense of privacy and separation from the living space. Flat 2b currently lets for £625.00 pcm, generating £7,500 per annum.

Kettering itself continues to be a popular choice for tenants, boasting excellent transport links including a mainline railway station with fast services to London, alongside a wide range of shops, restaurants and amenities all within a short stroll of the front door. Strong rental demand and a convenient central location make these flats a compelling proposition for landlords looking for dependable, hassle-free income.

Opportunities like this rarely stay on the market for long. An early viewing is highly recommended to avoid any disappointment.

Both Flats have EPC Flat 2a EPC Rating D 67 Flat 2b EPC Rating D 63.

Price £225,000



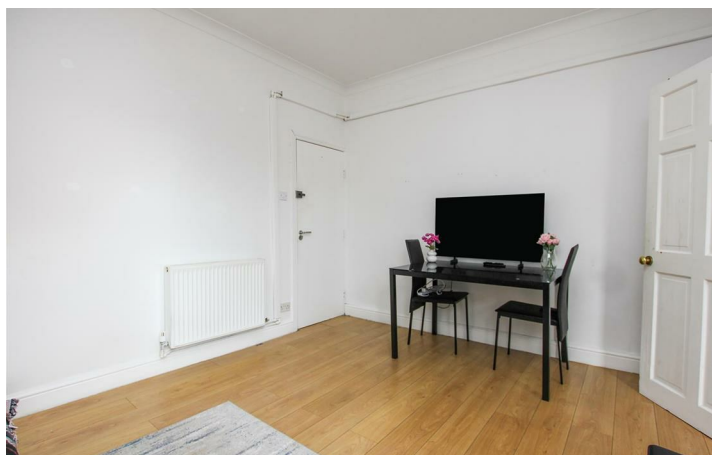
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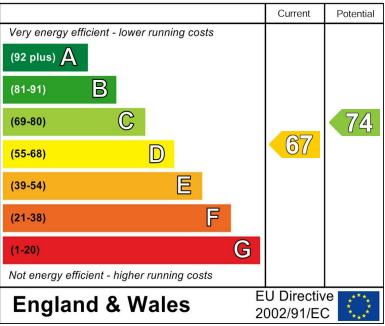
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Energy Efficiency Rating



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