

hawksbys
service & people you trust



3 Silverwood Court Silverwood Road, Kettering, NN15 6EL

£99,995



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Kettering, NN15 6EL

- No Upward Chain
- Front Garden Area
- Pleasant Location

PRICED TO SELL ! This one bedroom ground floor flat is situated in a pleasant residential location close to Kettering's town centre and is being offered for sale with no upward chain. Internally the property is well kept throughout with a smart modern kitchen and refitted shower room. The accommodation comprises; lounge, kitchen, bedroom and bathroom and there is UPVC double glazing and electric storage heating. One key benefit to mention is the pleasant front garden area which has a decked seating area and small artificial lawn area. There is one allocated parking space within the communal car park. Viewing is essential and in our opinion this makes an excellent buy to let or first time purchase.

87 years left on the lease and a service charge of £1250 a year which includes your ground rent, buildings insurance, grounds keeper and window cleaning.

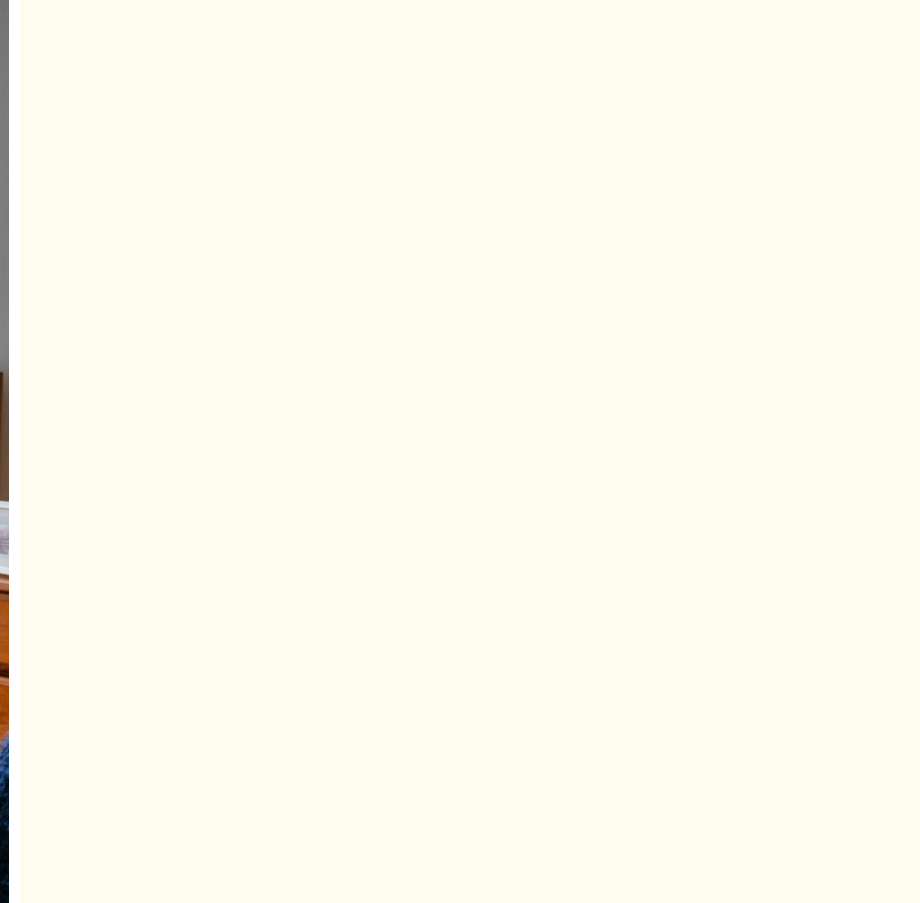
Note*** The property is currently tenanted but tenants have been given formal notice to vacate. Tenant could stay if any prospective buyers were looking for an investment purchase. Rental amount is £575 as the current tenant has been there for 8 years. Current rental amount would be around £650 pcm.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44



Lounge	14'7 x 10'9 (4.45m x 3.28m)
Kitchen	9'9 x 5'7 (2.97m x 1.70m)
Inner Hallway	
Shower Room	6'9 x 5'8 (2.06m x 1.73m)
Storage	
Bedroom 1	14'7 x 9'6 (4.45m x 2.90m)



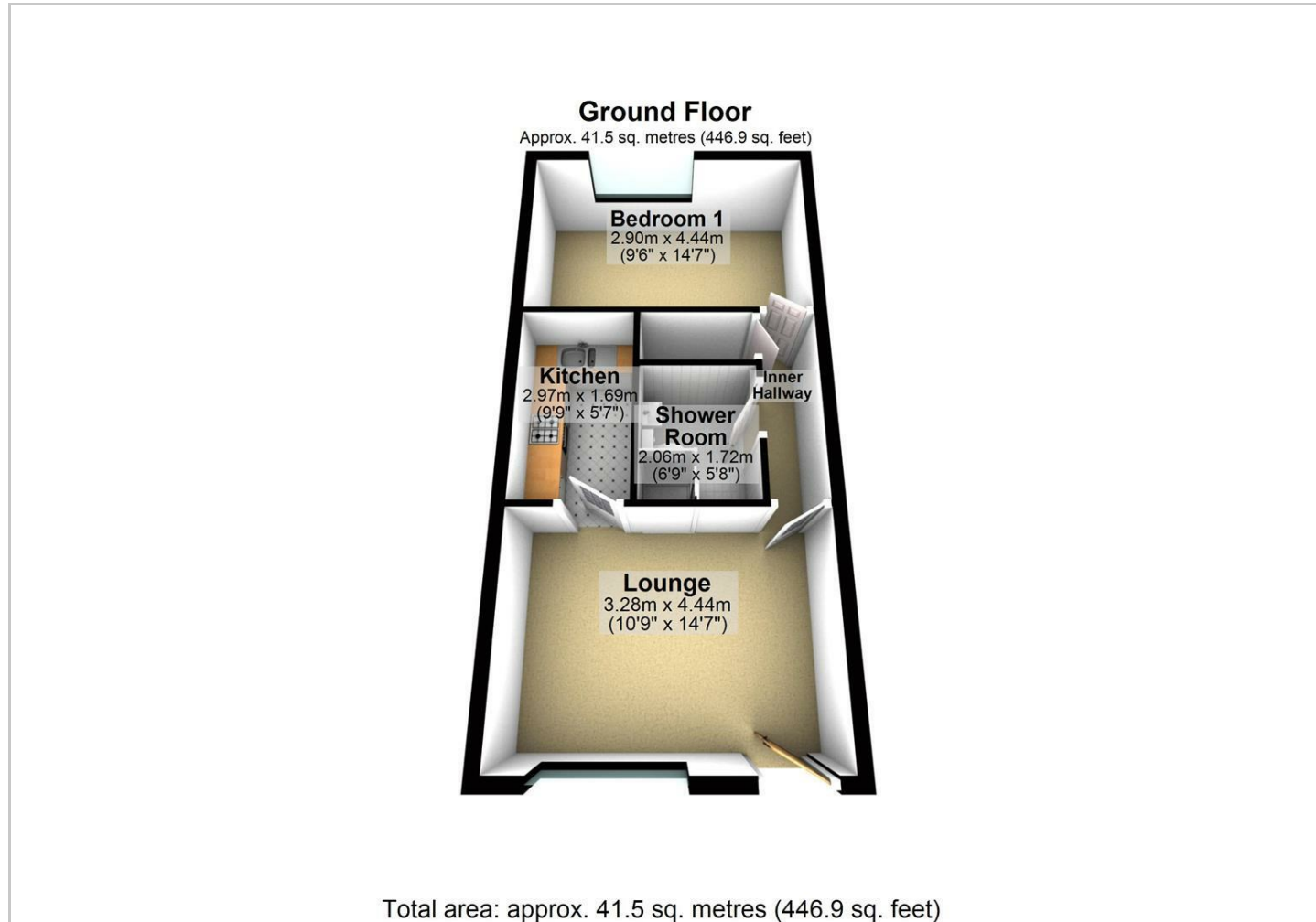


Directions

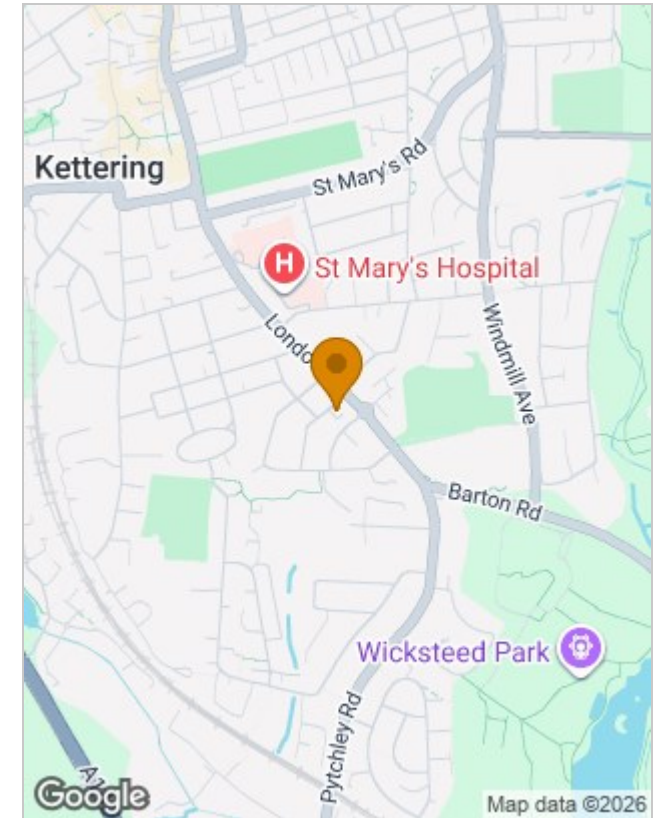




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Viewing

Please contact our Wellingborough Office on 01933 224444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.