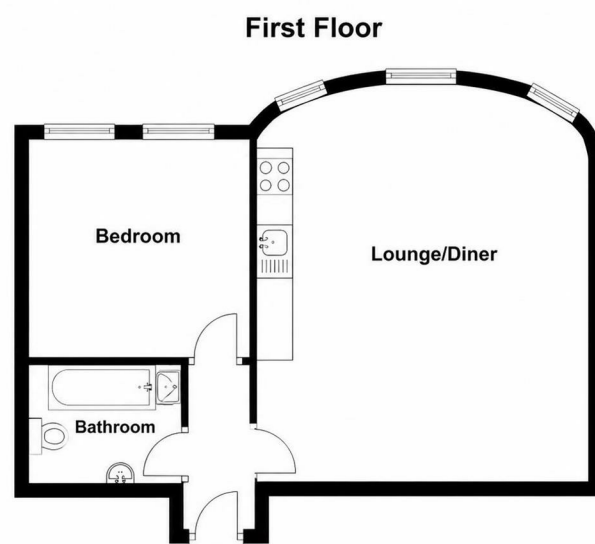




C1 The Parade, Northampton, NN1 2EA



Not to scale. For illustration purposes only.



For auction Auction Guide £50,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM ****

GUIDE PRICE RANGE: £50,000- £60,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

A modern one-bedroom first-floor apartment offered with a tenant in situ, providing an attractive high-yielding investment in the heart of Northampton town centre. The property is currently let at £845 pcm / £10,140 pa, equating to approximately 17% gross yield at £60,000. Estimated market rent is around £900 pcm / £10,800 pa, offering potential for future rental growth (subject to the tenancy and relevant legislation). Presented in very good condition, the apartment benefits from a refitted kitchen with integrated appliances, high ceilings and bright open-plan living accommodation. Conveniently located for shops, restaurants, Northampton Bus Station and Railway Station, the property is ideally suited to buy-to-let investors, portfolio landlords and first-time investors seeking a strong-yielding town-centre investment.

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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	

9 Westleigh Office Park, Northampton, NN3 6BW

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<http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk>

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ACCOMMODATION

COMMUNAL ENTRANCE

Entered via street access & stairs to first floor

FIRST FLOOR

ENTRANCE HALL

BATHROOM

5'10 x 6'9

Bathtub with mixer, pedestal wash hand basin, low level WC.



BEDROOM

9'8 x 10'3

Two UPVC double glazed windows to front elevation, downlights to double bed, storage cupboards, electric radiator



OPEN PLAN LIVING & KITCHEN

15'1 x 14'10

Refitted kitchen with built in appliances, fridge and washing machine, electric radiator



LIVING AREA

Living area comprises of three large windows to front elevation, open plan lounge area.



SERVICES

Main water, drainage & electrics are connected. Orchard block management are managing agents.

LEASEHOLD INFORMATION

125 Years from 2003 - 102 years remaining

SERVICE CHARGE & GROUND RENT

Service charge is £2,400 per year

Ground rent is £100 per year

RENTAL INCOME

The property is currently let for £825pcm / £9,900 per year & has the potential to increase to £900pcm / £10,800 per year

HOW TO GET THERE

The property is situated within Northampton town centre, close to The Parade and Sheep Street. From Northampton Railway Station, proceed towards the town centre and Market Square, continuing towards The Parade. NN Central is conveniently positioned amongst a variety of shops, restaurants and other amenities, with Northampton Bus Station also within easy walking distance. Sat Nav: NN1 2LU.

LOCAL AMENITIES

The property is conveniently located in the heart of Northampton town centre, within walking distance of a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. The Grosvenor Shopping Centre, Market Square and Northampton Bus Station are all close by, while Northampton Railway Station provides direct services to London Euston and Birmingham. There are also a number of gyms, healthcare facilities and everyday amenities within easy reach.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £1,500 ex VAT (£1,800 inc VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,000 ex VAT (£1,200 inc VAT).

COUNCIL TAX BAND

Northampton Council Tax Band A

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For further information on viewing call 0333 358 2245