

**60/62 Bruce Street  
Harlestone Road  
NORTHAMPTON  
NN5 5BQ**

**Guide Price £600,000**



- **AMAZING INVESTMENT OPPORTUNITY**
- **FREEHOLD**
- **1 X ONE BEDROOM APARTMENT**
- **IMMEDIATE RETURN**
- **FOUR APARTMENTS**
- **3 X TWO BEDROOM APARTMENTS**
- **POPULAR LOCATION**
- **HEALTHY YIELD**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

An amazing investment opportunity to acquire the freehold on four modern apartments in a popular area of Northampton in close proximity of the town centre and railway station. These newly refurbished apartments consist of 3 x two bedroom apartments and a one bed apartment. All apartments are currently tenanted offering investors a healthy yield and ready return on investment. Please call for details and to arrange viewing.

### **60 Bruce Street Apartment**

#### **Open Plan Living Area**

20'1" x 18'9" (6.14 x 5.74)

An open plan living area with a lounge and fitted kitchen with appliances to include an electric oven and hob. Plumbing for washing machine and double glazed window to the front aspect.

#### **Bedroom**

11'8" x 8'0" (3.56 x 2.45)

Double glazed window to the front aspect and a radiator.

#### **Bedroom**

15'7" x 5'9" (4.75 x 1.76)

Double glazed window to the front aspect and a radiator.

#### **Shower Room**

Three piece suite comprising a WC, pedestal wash basin and a walk in shower cubicle and a chrome towel radiator.

### **62 Bruce Street Apartment**

#### **Living Room**

14'6" x 10'8" (4.44 x 3.26)

Enter via a composite front door into the lounge with a double glazed window to the front aspect and a double radiator.

#### **Kitchen**

10'4" x 9'6" (3.15 x 2.92)

Elevated kitchen area with an electric oven and hob with plumbing for washing machine. Inset sink with drainer and mixer taps. Built-in storage cupboard.

#### **Bedroom**

11'10" x 10'2" (3.63 x 3.12)

Double glazed window to the side aspect and a double radiator.

#### **Bedroom**

11'8" x 8'0" (3.56 x 2.44)

Double glazed window to the side aspect and a double radiator.

#### **Shower Room**

Three piece suite comprising a WC, pedestal wash basin and a walk in shower cubicle and a chrome towel radiator.

### **Flat 1 Harlestone Road**

**Kitchen**

10'7" x 9'9" (3.25 x 2.98)

Enter via the front door into the kitchen area with a range of floor and eye level units with matching worktops and splashbacks. Fitted electric oven and hon with plumbing for washing machine. Inset single bowl sink unit with drainer and mixer taps. Built in storage cupboard.

**Living Room**

13'11" x 11'3" (4.26 x 3.43)

Two double glazed windows to the front aspect and a double radiator. Built in storage cupboard.

**Bedroom**

10'2" x 9'9" (3.11 x 2.98)

Double glazed window to the front aspect and a radiator.

**Bedroom**

10'2" x 8'2" (3.11 x 2.49)

Double glazed window to the side aspect and a radiator.

**Shower Room**

Three piece suite comprising a WC, pedestal wash basin and a walk in shower cubicle. Double glazed window to the side aspect and a chrome towel radiator.

**Flat 2 Harlestone Road****Open Plan Living Area**

20'4" x 13'11" (6.2 x 4.26)

Enter into the open plan living area with the lounge and kitchen with built-in appliances to include electric oven and hob and an inset single bowl sink with drainer and mixer taps. Two double glazed windows to the side aspect and a radiator.

**Bedroom**

10'8" x 9'7" (3.26 x 2.94)

Two double glazed windows to the side aspect and a radiator.

**Shower Room**

Three-piece suite comprising a WC, pedestal wash basin and walk in shower cubicle with a double glazed obscure window to the rear aspect and a chrome radiator.

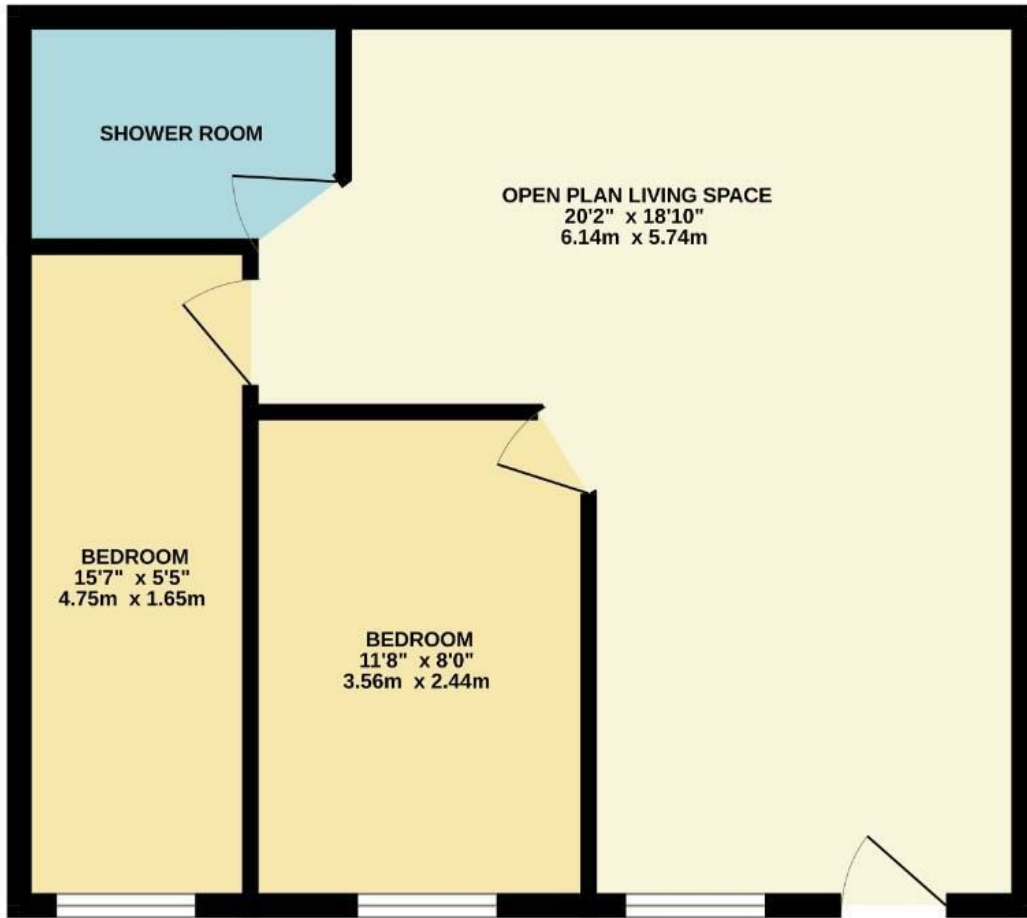
**Agents Notes**

The four modern apartments are currently tenanted with a combined rental income of approximately £40,000 p.a. The block of apartments are all on one freehold title and are being offered as one lot and not individual apartments.





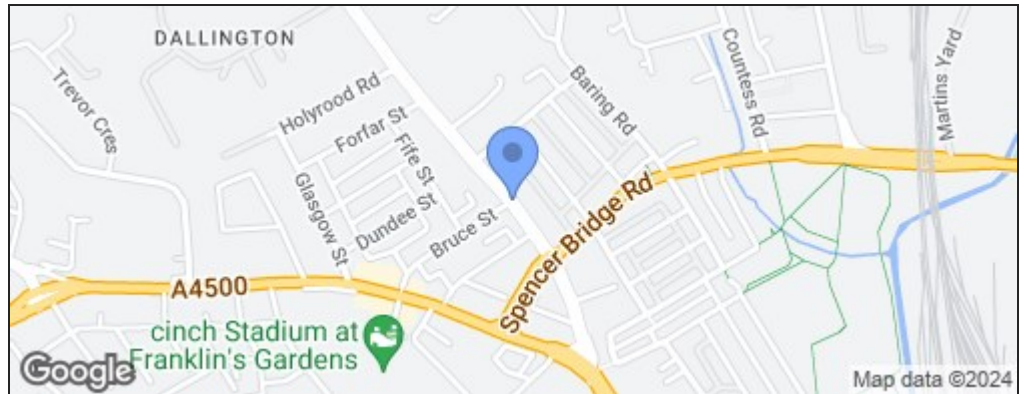
GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq.ft. (46.7 sq.m.) approx.

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



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.