



6 Hester Street, Northampton, NN2 6AP

HOWKINS &
HARRISON

6 Hester Street, Northampton,
NN2 6AP

Guide Price: £450,000

An ideal investment opportunity to purchase three apartments including the freehold, offered for sale fully tenanted with a current annual income of £26,400, located within close proximity of local amenities, schools and Northampton town centre/train station.

Features

- Investment opportunity
- Three apartments
- 2 x Two bedroom apartments
- 1 x One bedroom apartment
- Annual income of £26,400
- Sold fully tenanted
- Close to town centre and train station



Location

Hester Street is situated in Semilong located off the Barrack Road, ideally placed within 1 mile of Northampton Train Station and the Town Centre, with regular bus services. There are plenty of local schools in the area covering through all ages such as the Northampton International Academy, Castle Academy and Malcolm Arnold Academy, and amenities such as public houses, local convenience stores and The Racecourse Park.

Communal Areas

The building has a block paved front garden with secure communal entrance into the hall and stairways providing access to all apartments, with rear door leading to an additional brick built store unit.



Ground Floor Apartment

The apartment comprises of; entrance hall, large double bedroom with bay fronted window, open plan lounge/kitchen including floor and wall mounted units and work surfaces incorporating electric oven, gas hob with extractor over, stainless steel sink, space and plumbing for washing machine and fridge, French Upvc doors to private rear garden, and bathroom with shower over bath, WC and wash basin. EPC rating - C

First Floor Apartment

The apartment comprises of; entrance hall, two double bedrooms, open plan lounge/kitchen including floor and wall mounted units and work surfaces incorporating electric oven, gas hob with extractor over, stainless steel sink, space and plumbing for washing machine and fridge, and bathroom with shower over bath, WC and wash basin. EPC rating - C

Second Floor Apartment

The apartment comprises of; entrance hall, two double bedrooms, kitchen/diner including floor and wall mounted units and work surfaces incorporating electric oven, gas hob with extractor over, stainless steel sink, space and plumbing for washing machine and fridge/freezer, bathroom with shower over bath, WC and wash basin, and stairway leading to the sitting room with eaves storage and velux windows. EPC rating - C

Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

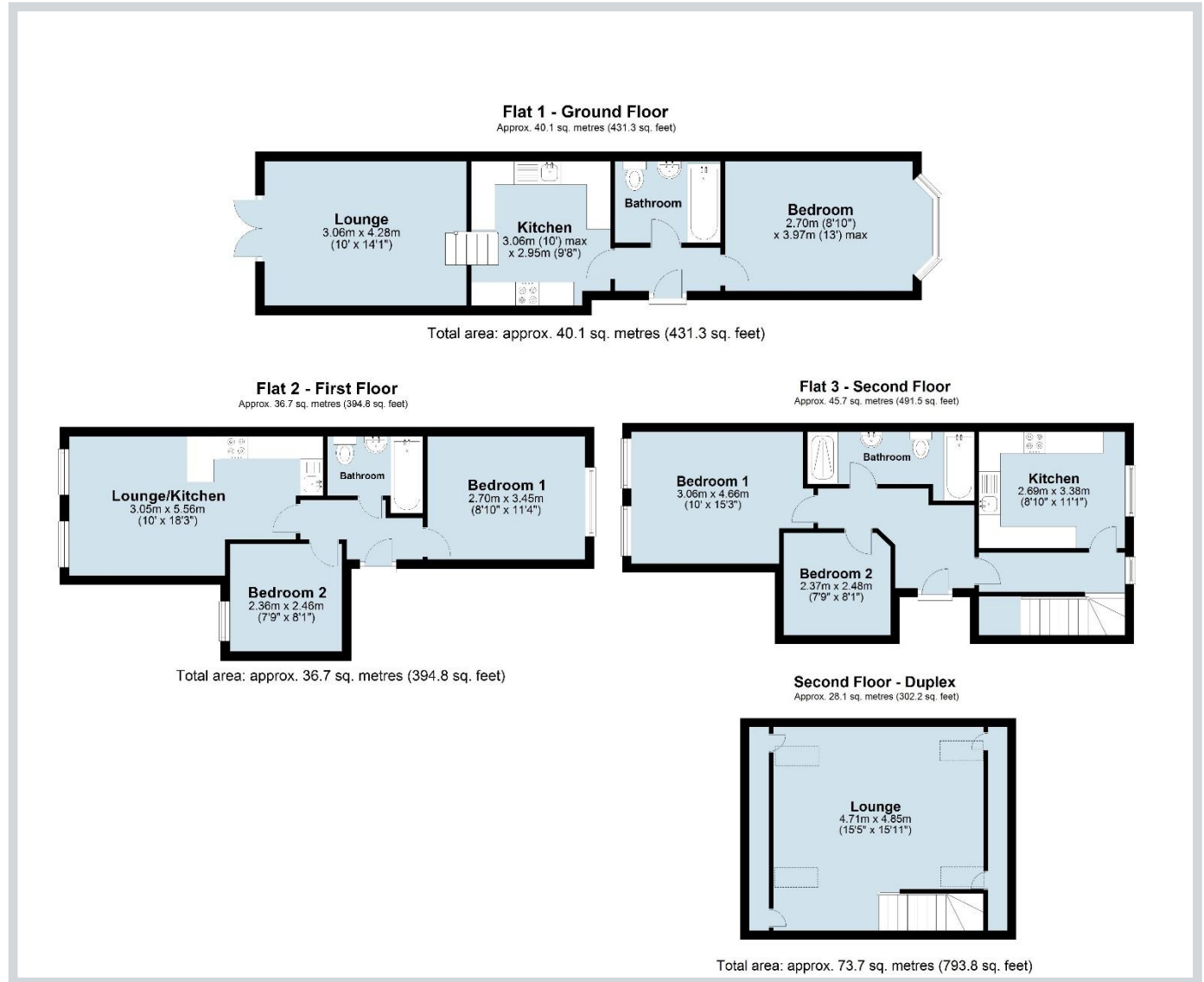
Local Authority

West Northamptonshire Council
[Tel:0300-126700](tel:0300-126700)

Council Tax Bands

Flat 1 - A
Flat 2 - A
Flat 3 - B

Energy Efficiency Rating		Energy Efficiency Rating		Energy Efficiency Rating	
Current	Potential	Current	Potential	Current	Potential
<small>Not energy efficient - higher running costs</small> <small>England & Wales</small> <small>EU Directive 2002/91/EC</small>		<small>Not energy efficient - higher running costs</small> <small>England & Wales</small> <small>EU Directive 2002/91/EC</small>		<small>Not energy efficient - higher running costs</small> <small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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