



St. Michaels Road, Northampton NN1 3JT

welcome to

St. Michaels Road, Northampton

INVESTMENT OPPORTUNITY of two one bedroom flats, converted from a terraced property, situated within close proximity of the town centre, hospital and mainline railway station.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Single obscure glazed door to front aspect, doors to flat 1 and 2.

Flat A Entrance Hall

Door to lounge and bedroom, doorway to kitchen, radiator.

Lounge

11' 5" max x 11' 4" (3.48m max x 3.45m)
Double glazed window to front aspect, radiator.

Bedroom

11' 2" x 7' 7" (3.40m x 2.31m)
Double glazed window to rear aspect, radiator.

Shower Room

6' 9" x 4' 1" (2.06m x 1.24m)
Double glazed obscure window to side aspect, low level WC, wash hand basin, shower cubicle, extractor fan, part tiled walls.

Kitchen/breakfast Room

11' 9" x 7' 4" (3.58m x 2.24m)
Double glazed window to side aspect, fitted kitchen, wall and base units with worksurfaces over, stainless steel sink and drainer, electric oven, electric hob, extractor fan, plumbing for washing machine, space for fridge/freezer, hot water and central heating boiler, door to rear hallway, door to shower room and double part glazed obscure door to garden.

Basement

10' 8" x 13' 9" (3.25m x 4.19m)
Double glazed obscure window to front aspect, power and lighting, radiator.

Rear Hallway

Door to shower room and part double glazed part obscure glazed door to rear garden.

Rear Garden

Fully walled and paved, storage cupboard.

Flat B Entrance Hall

Stairs and door from the communal entrance hall, double glazed window to side aspect, cupboard, doors to all rooms.

Lounge And Kitchen Area

14' 1" x 11' 4" min (4.29m x 3.45m min)
Double glazed window to front aspect, fitted wall and base units with worksurfaces over, stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, built in electric hob, eye level electric oven, tiled splashback.

Bedroom

11' 2" x 8' 7" (3.40m x 2.62m)
Double glazed window to rear aspect, wall mounted electric heater.

Shower Room

7' 4" x 5' 7" (2.24m x 1.70m)
Double glazed obscure window to rear aspect, wash hand basin, low level WC, shower cubicle. part tiled walls.



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St. Michaels Road, Northampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT OPPORTUNITY
- Terraced property converted to two one bedroom flats

Tenure: Freehold EPC Rating: D

guide price

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS114439 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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