



to the property from the front entrance is on Horsemarket Street.

**TERMS OF LEASE**

108 years remaining on the lease. Service charge is approximately £215 per month.

**AGENTS NOTE**

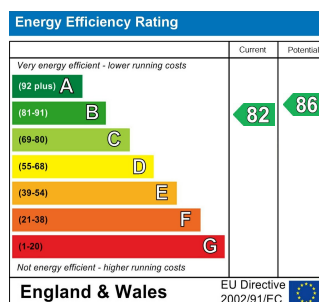
Please note that every endeavour has been taken to ensure accuracy of any lease information but we advise any prospective purchaser to have this checked by their own legal representative.

**DOIMB02102024/9978**



Not to scale. For illustrative purposes only

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# Flat 115, Alpha House Broad Street, Northampton, NN1 2HS



## For auction Auction Guide £105,000

FOR SALE BY AUCTION ON WEDNESDAY 20TH NOVEMBER 2024 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £105,000

A well presented modern two double bedroomed first floor apartment situated in a popular modern block close to Northampton town centre. The accommodation comprises communal entrance hall with telecom entrance system and concierge, lifts to upper floors, private entrance hall, open plan lounge and kitchen with built-in appliances, two bedrooms with en suite to the master and the family bathroom. There is an allocated underground parking space set behind a remote controlled gate and there are communal gardens and communal gym. This property has had a recent rental valuation of £1,200 per calendar month with a gross yield of 12% making this property an ideal rental investment.



# Flat 115, Alpha House Broad Street, Northampton, NN1 2HS

## ACCOMMODATION

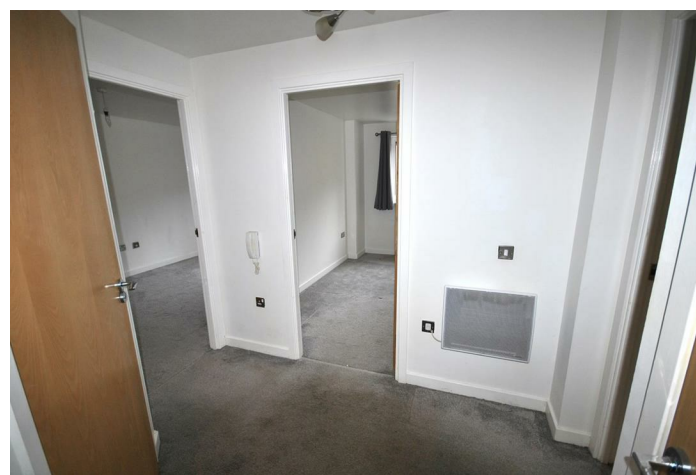
### COMMUNAL ENTRANCE HALL

Enter via telecom entry system. There's concierge and lifts to above floors.

### PRIVATE ENTRANCE HALL

10'4 x 8'3

Enter via hardwood front door, storage cupboard and airing cupboard housing the hot water tank. Electric wall mounted radiator, telecom receiver and doors to:-



### KITCHEN

22'0 x 11'2

This open plan room has a kitchen area with a range of base and eye level units, roll top worktops, tiled splashbacks and tiled flooring. Building appliances include; oven, hob, extractor, washing machine, dishwasher, fridge/freezer and spotlights.



### LOUNGE

The kitchen opens onto the lounge area which has wall lights, electric wall mounted radiator and uPVC double glazed window to rear.



### BEDROOM ONE

15'0 x 9'1

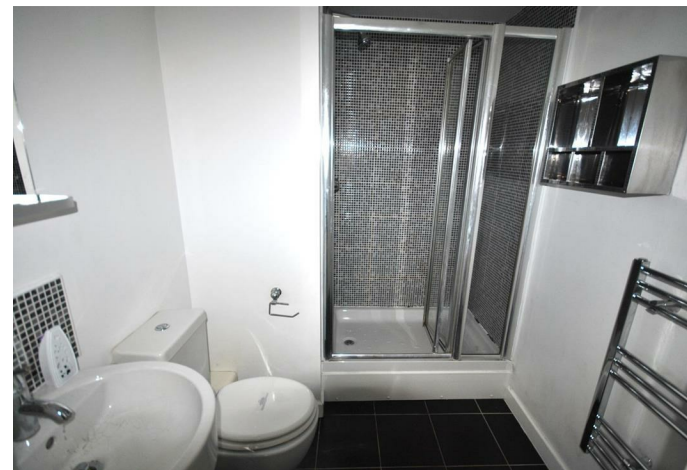
Electric wall mounted radiator, uPVC double glazed window to rear and door to:-



### EN SUITE

6'8 x 6'

Comprises WC, wash hand basin, double shower with glass centre opening doors. Tiled splashbacks, spotlights, chrome towel wall mounted radiator and extractor.



### BEDROOM TWO

11'4 x 9'0

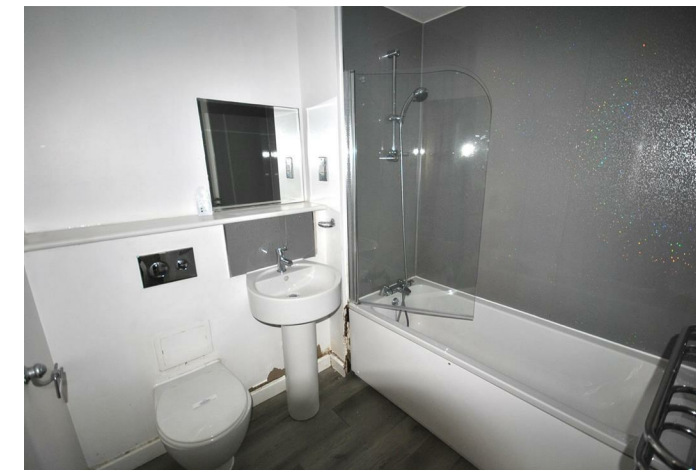
uPVC double glazed window to rear, electric wall mounted radiator.



### BATHROOM

6'8 x 6'2

Comprises WC, wash hand basin, panelled bath with shower attachment and glass screen. Electric wall mounted radiator, spotlights and extractor.



### OUTSIDE

The property comes with allocated underground parking set behind secure remote controlled gates. There is also a communal garden area to the rear and gym.

### LOCAL AMENITIES

There are a variety of shops, restaurants and public houses and a number of niche retail outlets, all within walking distance. Nearby Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum. Becketts Park stands close by. All major shopping and service facilities are within walking distance of the property, as are Northampton central bus station and Northampton railway station.

### SERVICES

There is no gas, it's just electric and water.

### COUNCIL TAX

Tax Band C - Northamptonshire Council.

### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

### BUYERS PREMIUM CHARGE

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

### HOW TO GET THERE

From Northampton town centre proceed along the Horsemarket Street. The front of the block is accessed from Horsemarket Street. The car park is accessed from St Andrews Street from the rear of the block. The access

For further information on viewing call 01604 259773