



PRICE INFORMATION

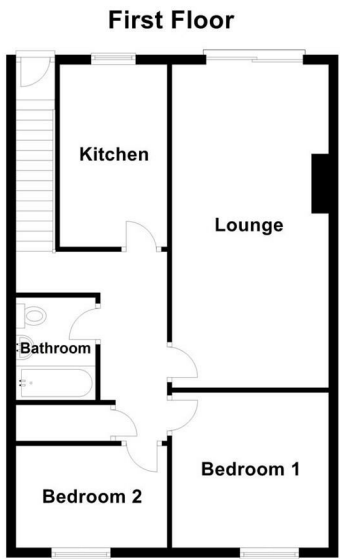
\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property 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 CHARGE

The purchaser will be required to pay an administration charge of £1,800 (£1500 Plus VAT)

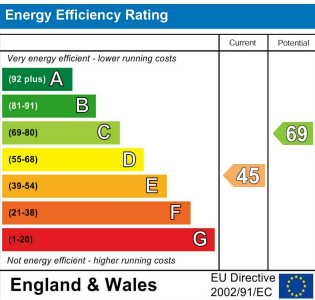
BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).



Not to scale. For illustrative purposes only

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2 Birkdale Close, Northampton, NN2 7PD



Auction Guide Price £110,000

\*\*FOR SALE BY AUCTION ON WEDNESDAY 30TH APRIL 2025 COMMENCING AT 1PM - SALE VIA A LIVE-STREAMED AUCTION\*\*

\*\* GUIDE PRICE: £110,000 \*\*

VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 26TH APRIL 10.00AM TO 10.30AM

A fantastic investment opportunity presenting a vacant first-floor two-bedroom apartment offering a 120-year lease with 46 years remaining. Conveniently located on the outskirts of Northampton Town Centre, this property is within walking distance to local shops and schools. Presenting an attractive outlook over open fields the the accommodation is accessed via a private front door on the ground floor with stairs rising to the first floor. There is a hallway that leads to a kitchen, lounge, bathroom, and two bedrooms. Outside there is off-road parking for one vehicle and access to a single garage. The property lends itself to an owner occupier but could also be let on an assured shorthold tenancy generating £825 p.c.m producing £9,900 per annum which gives an 8.6% yield.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
www.auctionhouse.co.uk/northamptonshire

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 259773 F: 01604 232627

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## ENTRANCE

Entered via the blue door there are stairs rising to the first floor

## LANDING

10'06 x 4'06 + 5'08 x 2'09

With storage and doors to:-



## KITCHEN

12'04 x 7'03

Fitted with a range of floor and wall-mounted cabinets there is space for appliances and a window to the front elevation. There is integrated storage over the stairs.



## LOUNGE

19'00 x 10'07

A window to the front overlooking fields and gardens.



## BEDROOM ONE

10'07 x 10'06

A window to the rear with space for a double bed.



## BEDROOM TWO

10'03 x 6'11

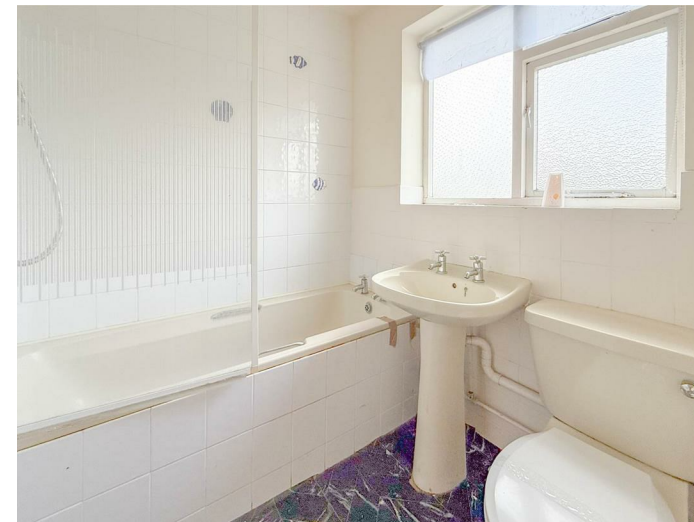
Space for a single bed with window to the rear elevation.



## BATHROOM

6'11 x 5'05

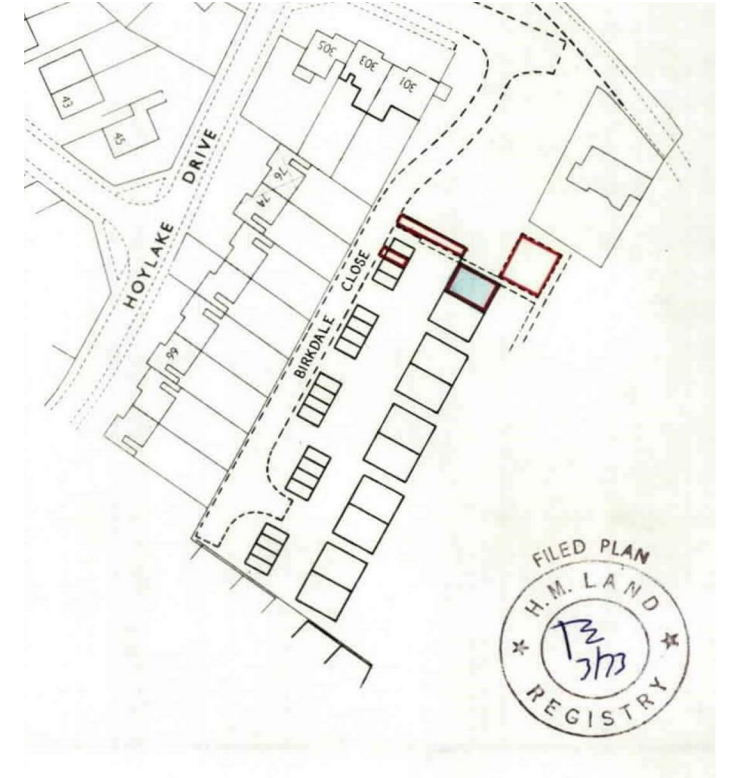
Suite comprising bath, WC and hand wash basin



## OUTSIDE

### GARDEN

This property comes with a garden to the front on the left-hand side, please refer to the title plan.



## GARAGE

A single garage with a red up and over door to the front.



## SERVICES

Please refer to the legal pack

## COUNCIL TAX

West Northamptonshire Council - Band A

## TERMS OF THE LEASE

Please refer to the legal pack

For further information on viewing call 01604 259773