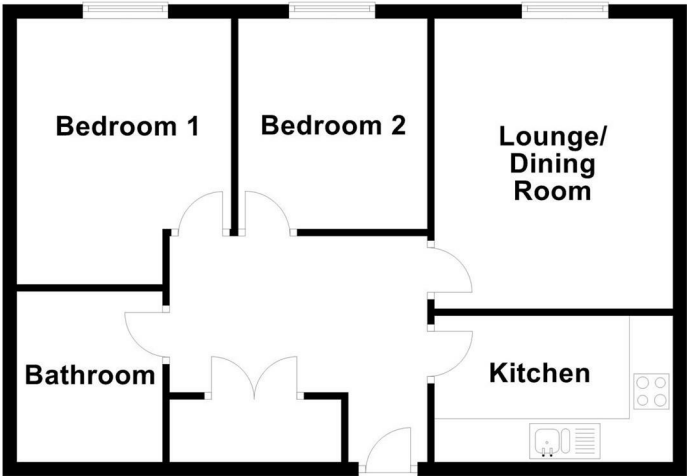




Flat 53 5 Freehold Street, Northampton, NN2 6BF



Not to scale. For illustrative purposes only



Auction Guide £70,000

FOR SALE BY LIVE NATIONAL AUCTION ON TUESDAY 6TH MAY 2025

GUIDE PRICE: £70,000 - LEASEHOLD

VIEWINGS - BY APPOINTMENT ONLY

A top-floor modern 2-bedroom apartment offering an attractive internal floor area with views over Kingsthorpe. The property is accessed via a secure communal entrance with a lift. The accommodation comprises entrance hall with store, Kitchen, Lounge, two bedrooms and a bathroom. The property is offered with vacant possession and would rent for £1,000 per calendar month generating a 15% yield. Lease details to follow in the legal pack.

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

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



# Flat 53 5 Freehold Street, Northampton, NN2 6BF

## COMMUNAL ENTRANCE

Accessed through a secure keypad with entry phone system, leading to a lift.

## ENTRANCE HALL

12'07 x 6'10

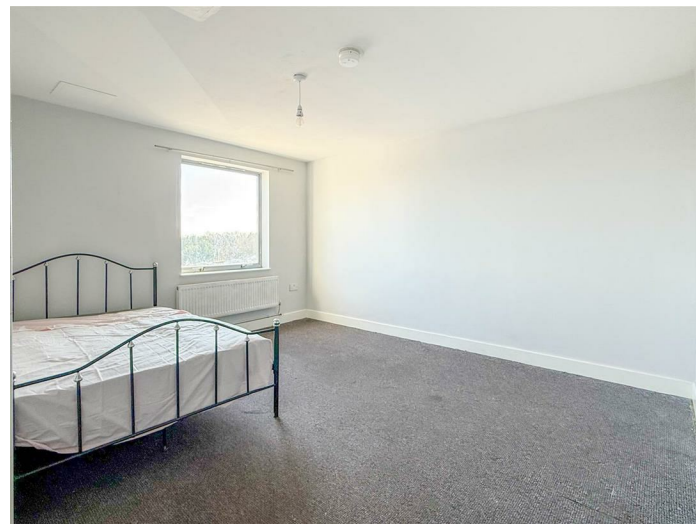
Entered via a solid front door, there is a storage cupboard measuring 8'00 x 2'10 and doors to:-



## LOUNGE

13'06 x 11'01

A window to the front elevation with carpet fitted



## KITCHEN

6'10 x 11'02

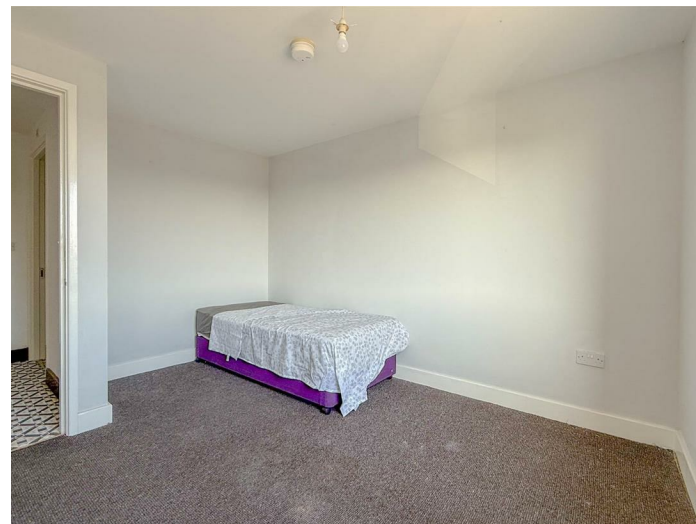
Fitted with a range of floor and wall-mounted cabinets, with integrated x4 gas hob and extractor above and oven below. Space for a washing machine and low-level fridge.



## BEDROOM ONE

12'05 x 10'00

A window to the front elevation and space for a double bed.



## BEDROOM TWO

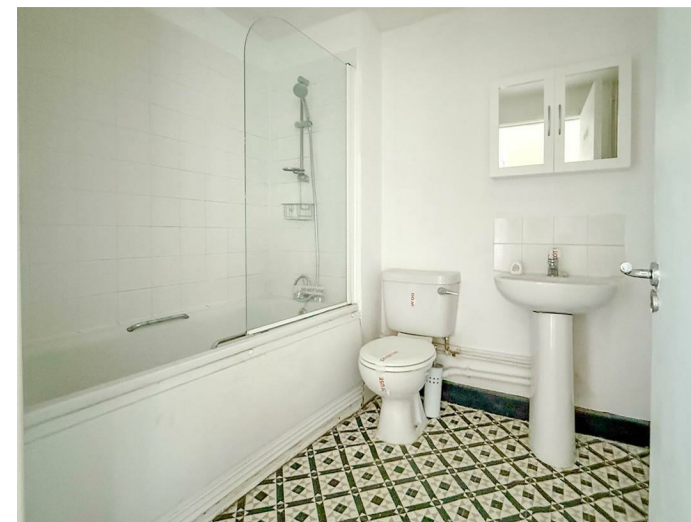
8'10 x 9'10

A window to the front elevation and space for a double bed.



## BATHROOM

Suite comprising bath with shower over, WC and hand wash basin.



## OUTSIDE

There is residence parking to the front

## SERVICES

Please refer to legal pack.

## HOW TO GET THERE

From Northampton Town Centre proceed north along the A508 heading to Semilong. Upon approaching the traffic lights outside Northampton Cathedral, proceed down the hill towards Kingthorpe, taking the first right on to Freehold Street, the property can be found on the left-hand side.



## 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 ADMINISTRATION CHARGE

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

## BUYERS PREMIUM CHARGE

The purchaser will be required to pay an administration charge of £1800 (£1500 plus vat)

For further information on viewing call 01604 259773