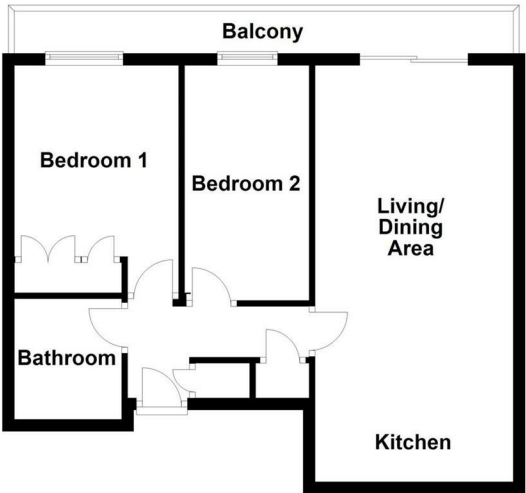




LOCAL AMENITIES

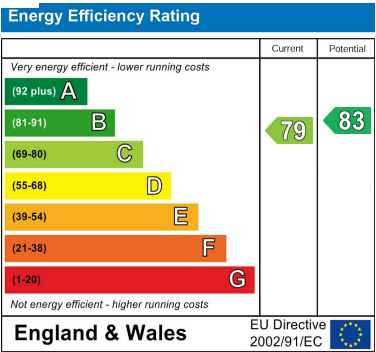
There are a variety of shops, restaurants and public houses and a number of niche retail outlets, all within walking distance. In nearby Guildhall Road is the home of the historic Royal Theatre of Northampton, one of the oldest Repertory Theatres in the country. Adjacent to the Royal is the Derngate Theatre and opposite is the Northampton Boot and Shoe Museum.

DOING22052025/0072



Not to scale. For illustrative purposes only

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Flat 1017 Northampton House Wellington Street, Northampton, Northamptonshire, NN1 3ND



For Auction - Guide £90,000 to £100,000

FOR SALE BY AUCTION ON WEDNESDAY 2ND JULY 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £85,000 TO £100,000

VIEWINGS - BY APPOINTMENT ONLY

A two-bedroomed, tenth-floor apartment overlooking Northampton town centre is currently let on an Assured Shorthold Tenancy, generating £875 per calendar month, offering a 12% yield. The property is in good order and enjoys fabulous views over Northampton town centre, with the accommodation extending to approximately 550 square feet. The property is presented in good order, offering two double bedrooms, a bathroom and an open plan lounge/kitchen/diner. The tenant also has parking for one vehicle. There is also access to a private rear balcony with south-facing views. This building enjoys a communal entrance hall where residents can access a private gym.

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

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ACCOMMODATION

GROUND FLOOR COMMUNAL ENTRANCE HALL

Enter via a fully glazed secure front door there is a communal postage collection area with doors leading to a communal gym and there is a lift leading to the tenth floor.

APARTMENT ENTRANCE HALL

9'01 x 5'11

A solid wood front door with doors leading to storage cupboard containing the hot water cylinder and immersion and there are further doors leading to:-

LOUNGE/KITCHEN/DINER

LOUNGE/DINING AREA

18'05 x 10'11

With windows and doors leading to the rear elevation and balcony there is a solid wood floor with TV and telephone points connected. This room is also open to:-



KITCHEN AREA

10'9" x 4'3"

Fitted with a range of floor and wall mounted storage cabinets there is space for a dishwasher

and washing machine with integrated appliances including an electric four place hob with extractor over and oven below, fridge/freezer. The kitchen benefits from tiled splashbacks with integrated stainless steel sink and drainer.



BEDROOM ONE

12'09 x 9'0

With a window to the rear elevation there is space for a double bed and room for storage with a wood effect floor.



BEDROOM TWO

12'10x 6'10

With space for a double bed, integrated storage and a wood floor.



BATHROOM

6'03 x 5'06

Suite comprising bath with shower mixer tap over, WC and wash hand basin with heated towel rail.



OUTSIDE

BALCONY

This property benefits from a south facing balcony with enjoys a sunny aspect overlooking Northampton town centre.



TERMS OF THE LEASE

The property is on a 125 year lease with 102 years remaining. Please refer to the legal pack.

SERVICES

Mains drainage, water and electricity are connected.

COUNCIL TAX

West Northamptonshire Council - Band D

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 £1,080 (£900 plus VAT).

BUYERS PREMIUM CHARGE

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

For further information on viewing call 01604 259773