



New Street, Desborough **Leasehold** £125,000

**Pattison
Lane**

Key Features

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- Fully Operational Three bedroom HMO
- Ground-floor flat with unusually generous facilities
- All double bedrooms, one with private en-suite
- Additional modern shower room plus separate WC
- Ideal turnkey investment with immediate rental income

Presenting a fantastic opportunity to acquire a substantial ground floor apartment which has been thoughtfully and functionally converted into a three-bedroom House of Multiple Occupation (HMO) which is fully tenanted with long - standing tenants in situ.

Fully Tenanted Tree Bedroom HMO Flat - Newly Refurbished - High-Yield Investment Opportunity.

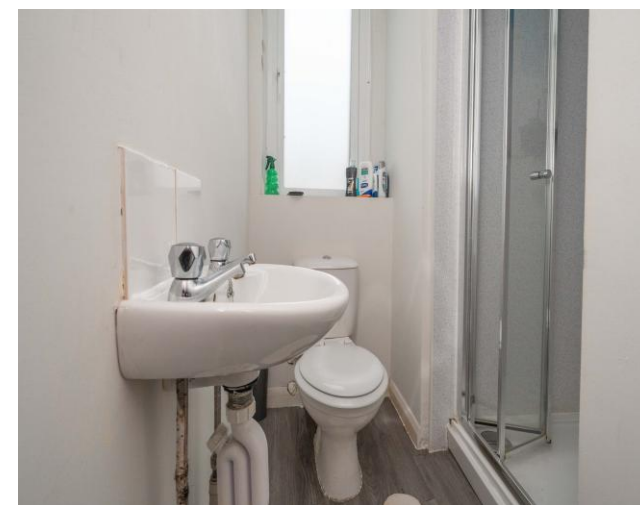
This exceptionally well-configured ground-floor flat offers a rare opportunity to acquire a fully operational, three bedroom HMO in excellent condition, perfect for investors seeking reliable, hassle-free rental income from day one.

The property comprises three generous double bedrooms, including a large en-suite to master, alongside a second modern shower room and an additional separate WC. This abundance of facilities is highly unusual for a flat and significantly enhances tenant comfort and rental demand.

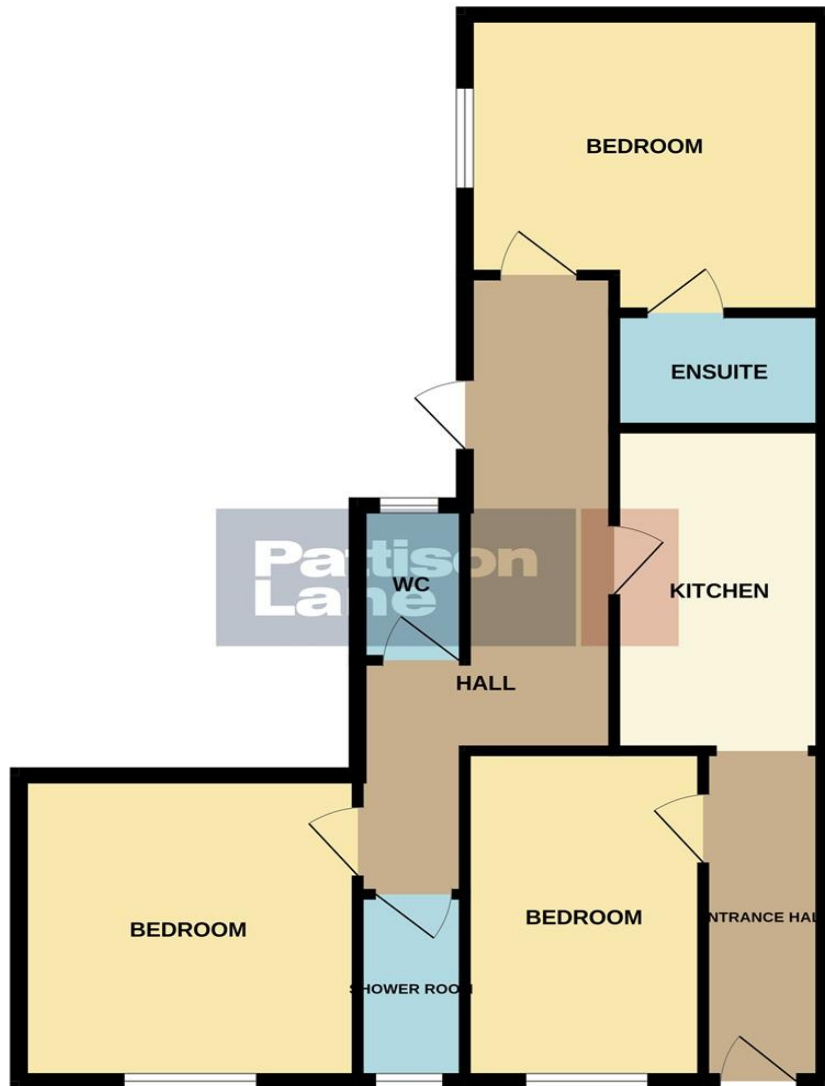
All three bedrooms are currently tenanted with long-standing occupants, providing immediate and stable income for the new owner.

Recent upgrades within the past two years include:

- New electric switchboard and heating system
- Full renovation of both shower rooms
- New flooring throughout the property
- Refreshed kitchen



GROUND FLOOR



With modern finishes, reliable tenants in situ, and an efficient layout designed for shared living, this is an exceptional turnkey investment, ideal for portfolio landlords or anyone seeking high-yield rental returns.

Early viewing is strongly recommended.

The accommodation comprises:

ENTRANCE HALL

KITCHEN

BEDROOM WITH EN SUITE

BEDROOM

BEDROOM

SHOWER ROOM

CLOAKROOM

OUTSIDE

COURTYARD REAR GARDEN

AGENTS NOTE:

Length of lease - 99 years from 16 September 2010

Annual Ground Rent: £250.00

Annual Service Charge: The vendor advises around £2160

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Selling your property?

Contact us to arrange a **FREE** home valuation.

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