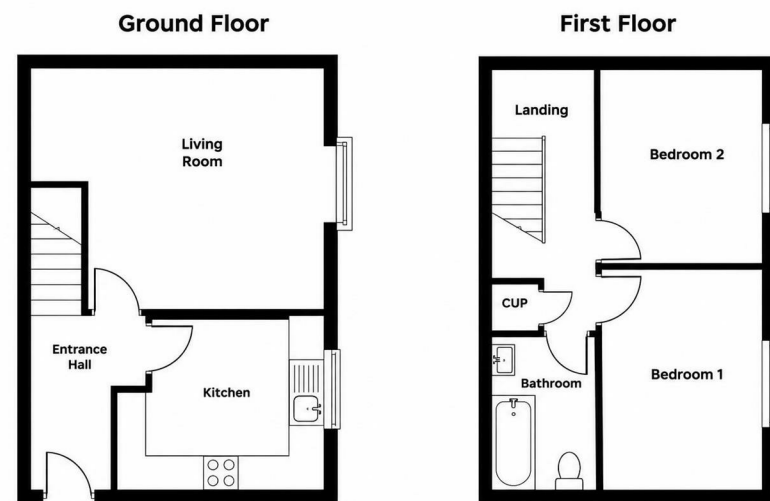


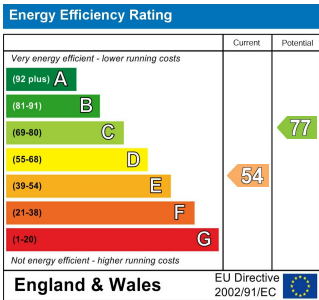


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Not to scale. For illustrative purposes only.

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Flat 10, Countess Court Countess Road, Northampton, NN5 7EA



For auction £70,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM ****
GUIDE PRICE RANGE: £70,000 - £80,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Situated within a well-established residential area on the western side of Northampton, this spacious vacant two-bedroom first-floor maisonette presents an excellent opportunity for investors, developers and owner-occupiers alike. Benefiting from its own private entrance and an allocated off-road parking space, the accommodation comprises an entrance hall, generous lounge/dining room, kitchen, two bedrooms and a bathroom. The property would benefit from internal redecoration and cosmetic refurbishment throughout, offering excellent scope to add value. This is an attractive value-add opportunity with the estimated market rental value to £975 pcm (£11,700 per annum) representing 16.7% gross yield at the guide price displaying strong investment potential.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE.

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
<http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk>

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ACCOMMODATION

LOBBY

FIRST FLOOR

ENTRANCE HALL

Entered via communal stairs to first floor

KITCHEN

7'10 x 10'9

UPVC double glazed window to side elevation, base & wall level kitchen units, tiled splashbacks, stainless steel sink, electric cooker with extractor fan



LIVING AREA

11'5 x 11'10

UPVC double glazed window to side elevation, carpet flooring & electric radiator



FIRST FLOOR

BEDROOM ONE

9'8 x 9'1

UPVC double glazed window to side aspect, carpet flooring, plug socket



BEDROOM TWO

11'5 x 9

UPVC double glazed window to side aspect, carpet flooring, plug sockets & electric radiator



BATHROOM

7'9 x 5'8

Bathtub with electric shower, low level WC, hand wash basin, tiled walls



OUTSIDE

Off-road allocated parking for one space



SERVICES

Main drainage, water and electricity are connected.

LEASEHOLD DETAILS

61 years on the lease remaining.

99 years from 1988

SERVICE CHARGE & GROUND RENT

Annual Service Charge: £1241

Ground Rent: £171.79 every 6 months

COUNCIL TAX

Northampton Council Tax Band A

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 be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

HOW TO GET THERE

Situated just off Harlestone Road in the popular Duston area, Flat 10, Countess Court (NN5 7EA) is easily reached by car via the main A45 and A43, which link directly to Junction 15 and 16 of the M1. For rail commuters, Northampton Railway Station is conveniently located under two miles away—less than a 5-minute drive or taxi ride—offering direct links to London Euston and Birmingham New Street. Frequent local bus routes run along Harlestone Road and nearby Main Road, with the nearest bus stops just a few minutes' walk from the front door. For driver navigation, entering the postcode NN5 7EA leads you straight to the development.

LOCAL AMENITIES

Situated in St James just west of Northampton town centre, Flat 10, Countess Court (NN5 7EA) offers exceptional convenience with everyday essentials right on its doorstep. Residents are within a short walk of local supermarkets including ALDI and Iceland, along with independent shops, bakeries, and cafes along St James' Park Road and Harlestone Road. The nearby St James Retail Park provides major stores like Next, Boots, and B&M, while Northampton town centre is just minutes away for broader shopping and dining. Families and commuters benefit from nearby healthcare facilities, local primary schools like St James C of E Primary, and quick access to green spaces such as Victoria Park and St James Park for leisure.

BUYERS PREMIUM

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

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin of £950 ex VAT (£1,140 inc VAT).

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For further information on viewing call 0333 358 2245