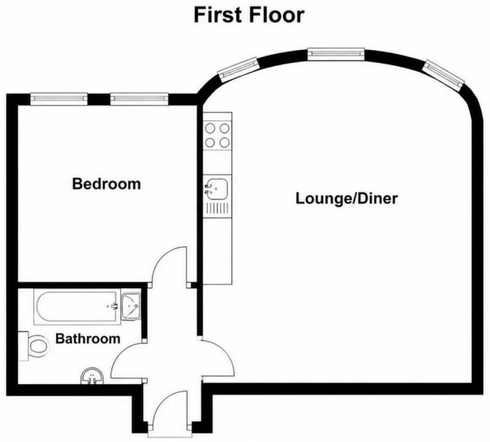
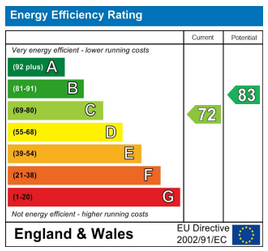


Not to scale. For illustration purposes only.

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

C1 The Parade, Northampton, NN1 2EA



For auction Auction Guide £60,000

** FOR SALE BY LIVESTREAM AUCTION ON 12TH NOVEMBER AT 11AM**
GUIDE PRICE RANGE: £60,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

A modern one-bedroom first-floor apartment offered with vacant possession, ideal for an end user or an attractive high-yielding investment in the heart of Northampton town centre. The property can achieve estimated market rent of £900pcm / £10,800 per year if let, offering a potential yield of 18% gross yield.

Presented in very good condition, the apartment benefits from a refitted kitchen with integrated appliances, high ceilings and bright open-plan living accommodation. Conveniently located for shops, restaurants, Northampton Bus Station and Railway Station, the property is ideally suited to end users, buy-to-let investors, portfolio landlords and first-time investors seeking a strong-yielding town-centre investment.

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

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C1 The Parade, Northampton, NN1 2EA

ACCOMMODATION

COMMUNAL ENTRANCE
Entered via street access & stairs to first floor

FIRST FLOOR

ENTRANCE HALL

BATHROOM
5'10 x 6'9
Bathtub with mixer, pedestal wash hand basin, low level WC.



BEDROOM
9'8 x 10'3
Two UPVC double glazed windows to front elevation, downlights to double bed, storage cupboards, electric radiator



OPEN PLAN LIVING & KITCHEN
15'1 x 14'10
Refitted kitchen with built in appliances, fridge and washing machine, electric radiator



LIVING AREA
Living area comprises of three large windows to front elevation, open plan lounge area.



SERVICES
Main water, drainaige & electrics are connected. Orchard block management are managing agents.

LEASEHOLD INFORMATION
125 Years from 2003 - 102 years remaining

SERVICE CHARGE & GROUND RENT
Service charge is £2,400 per year
Ground rent is £100 per year

RENTAL INCOME
The property is currently let for £825pcm / £9,900 per year & has the potential to increase to £900pcm / £10,800 per year

HOW TO GET THERE
The property is situated within Northampton town centre, close to The Parade and Sheep Street. From Northampton Railway Station, proceed towards the town centre and Market Square, continuing towards The Parade. NN Central is conveniently positioned amongst a variety of shops, restaurants and other amenities, with Northampton Bus Station also within easy walking distance. Sat Nav: NN1 2LU.

LOCAL AMENITIES
The property is conveniently located in the heart of Northampton town centre, within walking distance of a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. The Grosvenor Shopping Centre, Market Square and Northampton Bus Station are all close by, while Northampton Railway Station provides direct services to London Euston and Birmingham. There are also a number of gyms, healthcare facilities and everyday amenities within easy reach.

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

BUYERS ADMIN CHARGE
The purchaser will be required to pay a buyers admin charge of £1,000 ex VAT (£1,200 inc VAT).

COUNCIL TAX BAND
Northampton Council Tax Band A

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