

# BELVOIR!

Property is personal



OFFERS OVER

**£82,000**

**Downwood Close**

Northampton, NN3 8PU

## PROPERTY SUMMARY

It is a ground floor studio apartment in a quiet road / suburb on the east of Northampton which is ideal as a rental as properties of this type are always popular with tenants who don't want to live in shared accommodation. This studio apartment would be an excellent investment opportunity. Offered to the market in good condition, it is immediately ready to rent and a conservative rent of £700PCM would give a headline return of over 9% before service charges and over 7.5% after. Figures of this type are rarely available in Northampton for a self contained property. The seller has advised that there are approximately 953 years remaining on the lease and the current service charge & ground rent charge combined is £118.62 per month.

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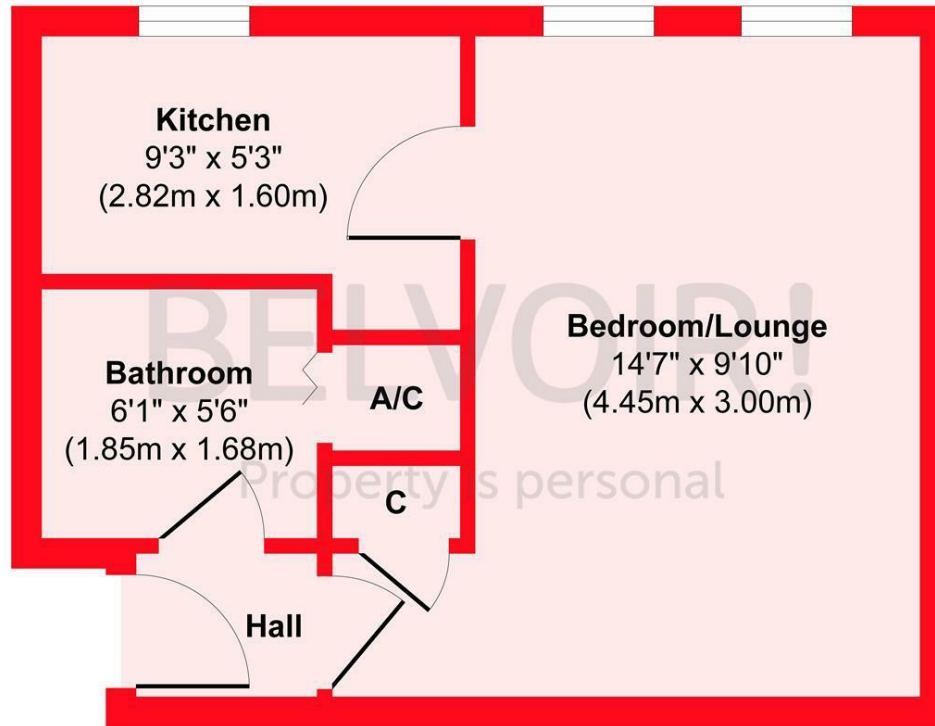
**9%+**  
**HEADLINE RETURN**  
**BASED ON A £700 RENT VS ASKING PRICE**

**BELVO**  
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Downwood Close, NN3



Floor Plan

Approx. Gross Internal Floor Area 275 sq. ft / 25.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

#### LOCAL AUTHORITY

Northampton

#### TENURE

Leasehold

#### COUNCIL TAX BAND

A

#### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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#### OFFICE ADDRESS

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#### OFFICE DETAILS

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