

VICTORIA PROMENADE, NORTHAMPTON, NN1

£450,000 | 4 Bed House - End Terrace

BELVOIR!



**7.5%+**  
**HEADLINE RETURN**  
BASED ON CURRENT RENTS VS ASKING PRICE

BELVOIR  
Property is per



**BUY TO LET INVESTMENT OPPORTUNITY.** A block of four, one bedroom apartments, fully let and currently generating an annual income of £33,720. The block is being sold with tenants in situ and will include the freehold. The accommodation briefly comprises communal entrance hall providing access to flats A, B and C. Ground floor Flat A - Entrance hall, lounge, separate kitchen, bedroom and en-suite. First Floor Flat B - Entrance hall, lounge, kitchen, bedroom with en-suite. First Floor Flat C - Entrance hall, open plan lounge & kitchen, bedroom with en-suite. Ground Floor Flat D - Private front door access, open plan lounge & kitchen, bedroom with en-suite. The apartments all benefit from upvc double glazing and electric heating. There is a gated gravel car parking area to the rear of the property. The development is located just a short walk away from Northampton town centre and the train station.

COUNCIL TAX BAND: A

- Investment Opportunity
- Block Of Four Flats
- To Include Freehold
- Tenants In Situ
- Current Annual Income £33,720
- One Bedroom Flats
- Car Parking To Rear
- Close To Town Centre
- Close To Train Station
- EPC Rating E

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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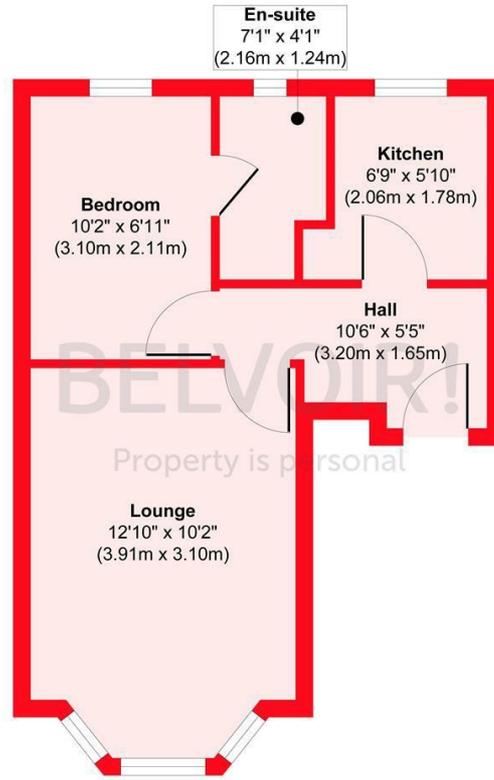
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## Energy Efficiency Rating

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

Victoria Promenade, NN1



Flat A

Approx. Gross Internal Floor Area 340 sq. ft / 31.58 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

