



**BELVOIR!**

Property is personal

**£450,000**

**Victoria Promenade**

Northampton, NN1 1HH

**INVESTMENT FLATS**

## PROPERTY SUMMARY

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.

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# 7.5%+

## HEADLINE RETURN

BASED ON CURRENT RENTS VS ASKING PRICE

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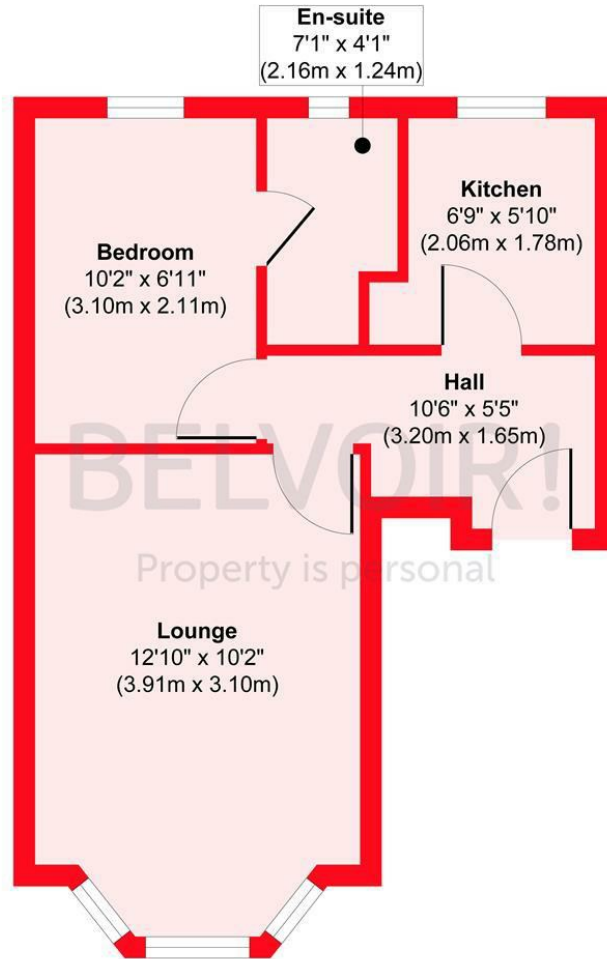








Victoria Promenade, NN1



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

**LOCAL AUTHORITY**

Northampton

**TENURE**

Freehold

**COUNCIL TAX BAND**

A

**VIEWINGS**

By prior appointment only

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 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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