

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ  
Tel: 01933 316 131 Email: info.rushden@primechoiceproperties.co.uk  
www.primechoiceproperties.co.uk



## Welford Avenue

, Irthlingborough, NN9 5XA

Offers Over **£550,000**



Prime Choice are delighted to present this exceptional freehold block of flats located in Welford Avenue, Irthlingborough, Northants. This investment opportunity comprises four 2-bedroom flats and one 1-bedroom flat, featuring double glazing and gas central heating to the ground floor and double glazing and electric heating to the first floor.

All flats have current EPCs (some currently being produced), EICRs, and Gas Safety Certificates where applicable. The block is sold freehold and is under one deed, with no separate leases for individual flats.



## Ground Floor

### Flat 58A

Living Room: 19'03" x 12'04"  
 Bedroom One: 10'09" x 09'00"  
 Kitchen: 10'00" x 06'09"  
 Bathroom: 13'08" x 04'08"

### Flat 58

Living Room: 19'01" x 17'07"  
 Kitchen/Diner: 18'09" x 13'10"  
 Bedroom One: 16'03" x 08'07"  
 Bedroom Two: 12'11" x 09'06"  
 Bathroom: 07'11" x 05'05"

### Flat 56A

Living Room: 23'10" x 11'06"  
 Bedroom One: 19'04" x 08'04"  
 Bedroom Two: 16'00" x 13'00" into recess  
 Kitchen: 09'10" x 07'01"  
 Bathroom: 07'05" x 06'01"

## First Floor

### Flat 56

Living Room: 15'08" x 12'09"  
 Bedroom One: 14'02" x 12'11"  
 Bedroom Two: 17'06" x 09'11"  
 Kitchen: 12'09" x 10'00"  
 Bathroom: 09'02" x 07'08"

### Flat 60

Living Room: 15'06" x 12'11"  
 Bedroom One: 17'05" x 09'11"  
 Bedroom Two: 13'11" x 12'11" into recess  
 Kitchen: 12'08" x 09'10"  
 Bathroom: 09'02" x 07'08"

## Agents note

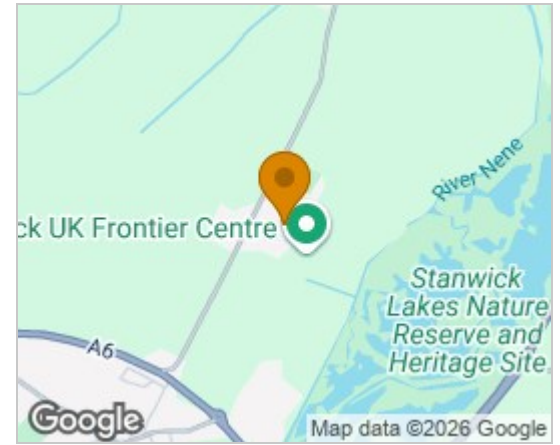
Please note, that the marketing pictures consists of pictures when most of the flats were vacant. All currently have existing tenancies and the images should be considered a guide as to the size and layout of the rooms.

## Disclaimer

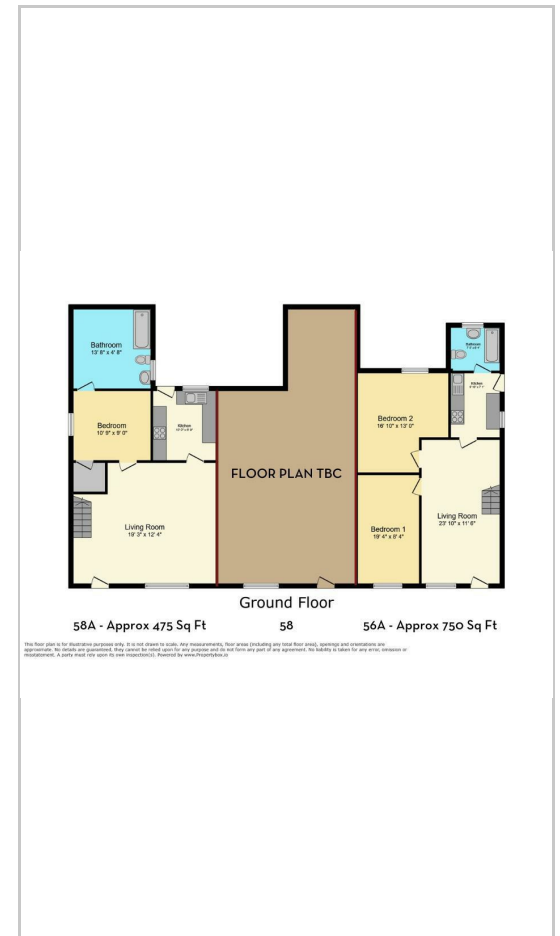
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

