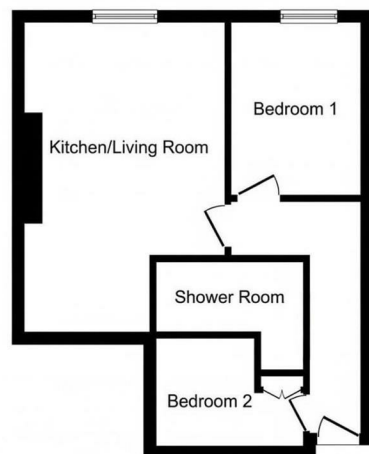




Flat 17, 1A Midland Road, Wellingborough, NN8 1HA



Floor Plan



**For auction £50,000**

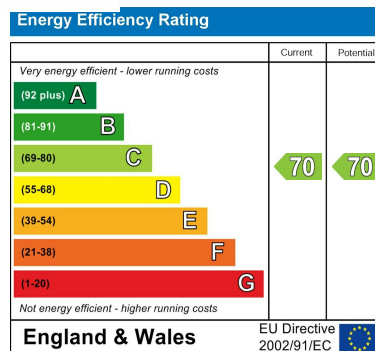
FOR SALE BY AUCTION ON WEDNESDAY 22ND APRIL 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION  
 GUIDE PRICE: £50,000  
 VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773 - SATURDAY 11TH APRIL FROM 12:00pm - 1pm

An attractive investment opportunity in a recently converted first-floor two-bedroom apartment positioned in the heart of Wellingborough town centre. The property benefits from underfloor heating, high ceilings, tall double-glazed sash windows and a contemporary finish throughout. The accommodation comprises two bedrooms, a bathroom and an open-plan kitchen/living area. A strong, low-maintenance investment opportunity with excellent long-term appeal. The property is well sized at approximately 500 sqft.

This investment opportunity can see annual income of £10,200 (£850 pcm) at the guide price this represents a gross yield of 20.4%

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)

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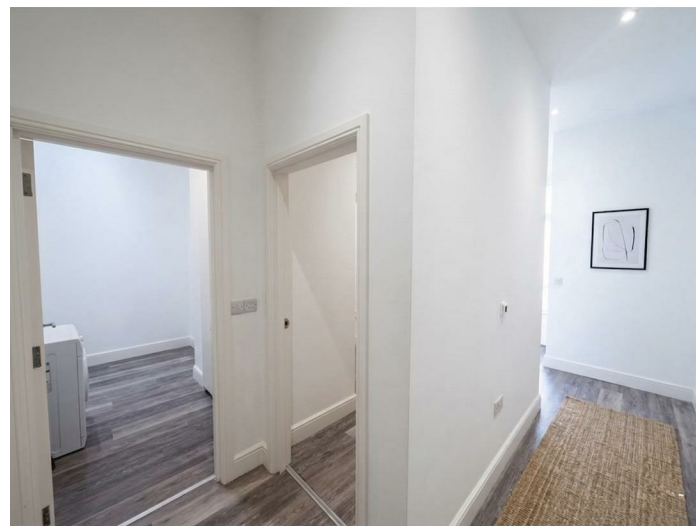
9 Westleigh Office Park, Northampton, NN3 6BW  
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# Flat 17, 1A Midland Road, Wellingborough, NN8 1HA

## ACCOMODATION

### ENTRANCE HALL

Entered via communal entrance up the stairs on to the first floor and left down the corridor



### KITCHEN & LIVING AREA

18'9 x 11'1

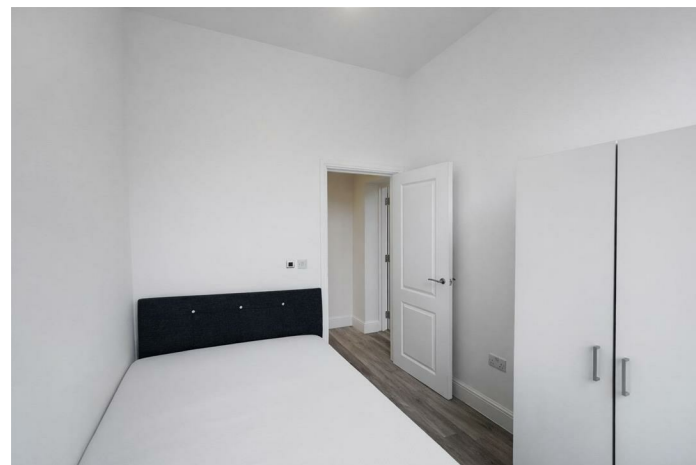
Modern gloss kitchen units, quartz worktops, under floor heating, high ceilings, double glazed sash windows and open plan living / kitchen space



### BEDROOM ONE

10'2 x 7'10

Double glazed window to the front, under floor heating and TV point



### BEDROOM TWO

12 x 6'1

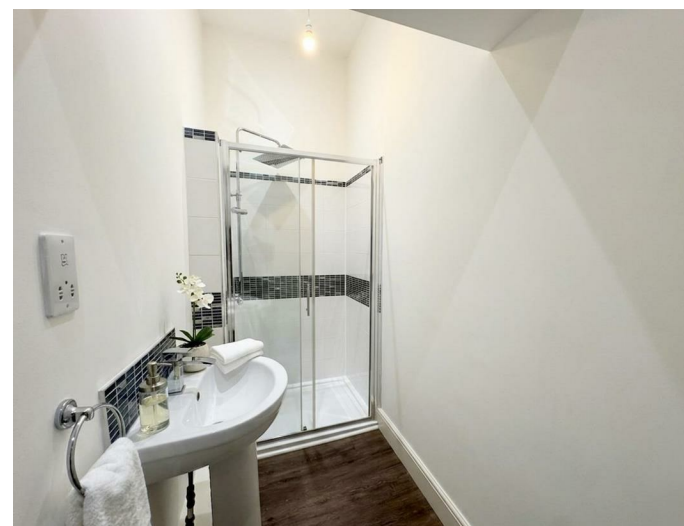
Skylight window and built-in wardrobe.



### BATHROOM

3 x 7

L shaped bathroom with WC, wash hand basin, shower cubicle, under floor heating, shaving point and part tiling.



### SERVICE CHARGES

Service Charge Currently: £3,200 this year, we are advised this is just for this year & will be reduced to £2,100 per year.

Ground Rent: Ask Agent

Buyers are advised to check through the legal packs for additional information.

### COUNCIL TAX

Council Tax Band A

### LOCAL AMMENTITIES

Situated in Wellingborough town centre, Midland Road benefits from an excellent range of amenities within easy walking distance. The property is moments from Swansgate Shopping Centre, offering a wide selection of high-street retailers, cafes and everyday services. Midland Road and the surrounding streets provide a variety of local shops, convenience stores, supermarkets, takeaways and independent businesses, with further retail, leisure and transport facilities close by, making this a highly convenient and well-connected location.

### BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £1,800 + VAT

### 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 CHARGE

The purchaser will be required to pay a buyers premium charge of £2,000 + VAT

### DETAILS OF LEASE

Property is offered on a 999 year lease commencing 2017 with 990 years remaining.

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For further information on viewing call 01604 259773