



40 Rushton Road
Desborough, NN14 2QB



Simpson Ellson

*** GREAT INVESTMENT OPPORTUNITY *** This exceptional investment opportunity is located within walking distance of the town centre, boasting a two bedroom duplex property and a one bedroom ground floor apartment. The duplex features UPVC double glazing and gas radiator heating, while its interior showcases a spacious 20' bay fronted kitchen/living room equipped with built-in appliances. The first floor is home to two double bedrooms and a modern shower room.

Situated at the rear of the property, the one bedroom ground floor apartment also benefits from UPVC double glazing and gas radiator heating. Its interior consists of a fitted kitchen with built-in appliances, a 16' living/dining room with French doors that lead to a conservatory, a double bedroom, and a shower room. The property's exterior features a front forecourt and a communal rear garden.

This lucrative investment generates a significant income of £1,650 per calendar month, equivalent to £19,800 per annum, making it an attractive opportunity for investors seeking a profitable venture.

£220,000



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, doors and any other items are approximate and are responsibility to those for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The windows, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Metreps ©2020.



Energy Efficiency Rating

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





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