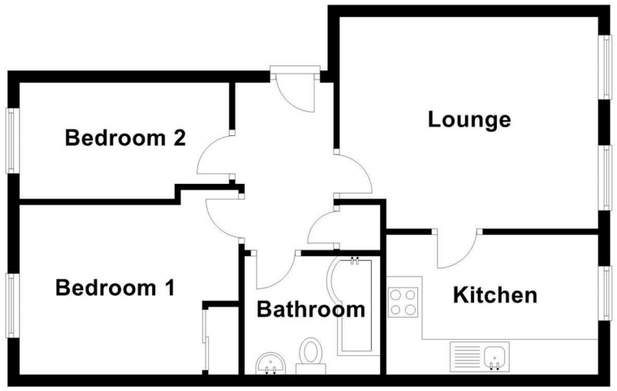
Ground Floor



Not to scale. For illustrative purposes only

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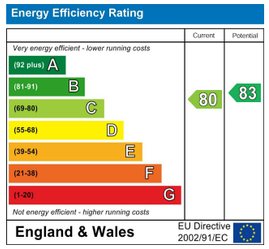

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 259773 F: 01604 232627

75 Lion Court, Northampton, NN4 8GR

For auction Auction Guide £100,000

FOR SALE BY AUCTION - WEDNESDAY 1ST JULY 2026 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION
GUIDE PRICE: £100,000
VIEWINGS - EVERY WEDNESDAY PRIOR TO AUCTION 10AM - 10:30AM - REQUIRES BOOKING

A ground floor two-bedroom flat offered with vacant possession and no upper chain. The accommodation comprises an entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. Benefits include double glazing, gas-fired central heating, and an allocated parking space. Well located close to University of Northampton Waterside Campus, Northampton General Hospital and Northampton town centre, ensuring strong and consistent rental demand.

An excellent opportunity for either a buy to let investment which would represent 11.4% gross yield at the guide price with estimated rental income of £950pcm (£11,400 per year), situated in a popular location or suitable for an end user.

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

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ACCOMMODATION

ENTRANCE HALL
Entered via communal entrance on the ground floor, into the corridor & the flat is on the right hand side.

LIVING AREA
14'5 x 11'9
Two double glazed windows to the rear elevation, a radiator, door to the kitchen on the right.

KITCHEN
11'10 x 7'9
Kitchen fitted with both wall and base level units, integrated oven and gas hob with extractor over, inset sink drainer unit, built-in dishwasher, space for free standing fridge freezer, wall mounted boiler unit, dining space, tiled flooring, double glazed window to the rear elevation.

BEDROOM ONE
12'2 x 9'5
Double glazed PVC window to the front elevation, radiator, built-in wardrobe.

BEDROOM TWO
11'8 x 6'5
Double glazed PVC window to the front elevation & radiator.

BATHROOM
7'2 x 6'1
Bathroom fitted with a white suite comprising a bath with shower, low level W.C and a wash basin, double glazed PVC window to the rear elevation & heated towel rail.

SERVICE CHARGES
Service Charge circa: £1595 per year
Buyers are advised to check through the legal packs for additional information.

COUNCIL TAX
Council Tax Band C

LOCAL AMENITIES
Lions Court is situated on the outskirts of the centre of Northampton close to Beckets Park. All major shopping and service facilities are therefore within walking distance of the property, as are Northampton central bus station, Northampton railway station, Northampton University and the waterways of the Northampton canal.

HOW TO GET THERE
From Northampton Town Centre, head south via the A508 (London Road) towards Delapré, then turn into Lion Court where the property is located. The A45, A43 and M1 (Junctions 15 & 15A) are all easily accessible. Northampton Railway Station is a short drive away, offering direct links to London Euston.

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
The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 + VAT)

BUYERS ADMIN CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 + VAT).

LEASE DETAILS
Property is offered on leasehold with 102 years remaining on the lease

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For further information on viewing call 01604 259773