

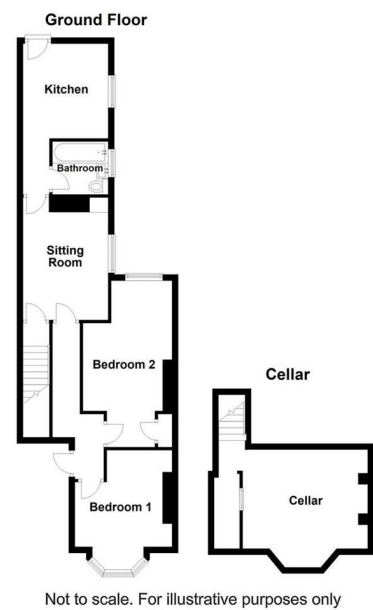


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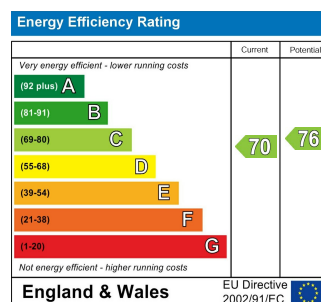
**AGENTS NOTE**

Due to freehold ownership restrictions we have been advised by the vendors solicitor that the property can only be purchased in an individual name and not a company purchase. Please refer to the legal pack for further information.

\*Images may be enhance by AI



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99A Abington Avenue, Northampton, NN1 4PB



**For auction £90,000**

\*\* FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 11:00 AM \*\*

GUIDE PRICE: £90,000

VIEWINGS - BY APPOINTMENT ONLY - EVERY WEDNESDAY PRIOR TO AUCTION - 11AM - 11:30AM - REQUIRES BOOKING IN ADVANCE

A great value-add investment opportunity, this spacious two-bedroom ground floor and basement apartment extends to approximately 750 sq ft and is offered vacant on possession and chain free. Representing an attractive gross yield of approximately 11.3% at the guide price with estimated rental income of £10,200 per year. The property offers excellent scope for investors seeking to add value through light refurbishment and modernisation. The accommodation includes a separate living room, kitchen with access to the rear garden, two well-proportioned bedrooms, bathroom and a useful brick-built cellar/basement space. Conveniently located close to Northampton town centre and local amenities, this presents an excellent opportunity to enhance value and maximize future returns.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE

# 99A Abington Avenue, Northampton, NN1 4PB

## ACCOMODATION

### GROUND FLOOR

#### ENTRANCE HALL

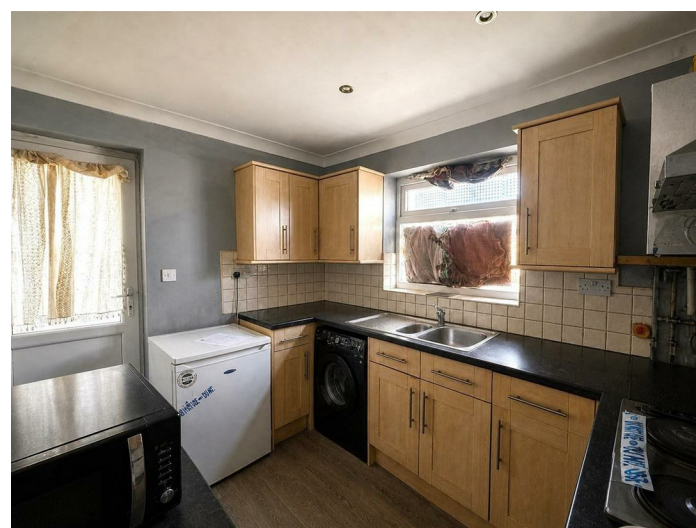
8'2 x 3'9

Upon entering there is a hallway with carpet flooring, coving to ceiling, single paneled radiators, access to bedrooms, following into the living room

#### LIVING AREA

11'7 x 9

Living area comprises of carpet flooring, double glazed window to the side elevation, coving to ceiling, single paneled radiator, door to cellar at rear & follows through into the kitchen.



#### BATHROOM

5'11 x 5'8

Bathroom features partial tiling, vinyl flooring, a bathtub with shower head, low-level WC, extractor fan, wash basin & side aspect UPVC window.



#### BEDROOM ONE

10'6 x 10'1

Bay window with double glazing at the front of the property, space for a double bed, carpet flooring, built in overbed storage & coving to ceiling.



#### BEDROOM TWO

17'5 x 9'8

A long bedroom with enough space for a double bed & single bed in side recess, carpet, built in wardrobe, double glazed windows to the rear elevation looking at the garden



#### BASEMENT

#### CELLAR

13'3 x 12'5 & 14'5 x 2'6 recess

Well sized cellar for additional storage, contains the gas meter & fuse box.

#### GARDEN

A very long rear garden, mainly laid to lawn with a mixture of trees, shrubs, plants timber border fencing, paved patio & concrete courtyard.

#### SERVICES

Main drainage, water and electricity are connected (None have been tested)

#### LOCAL AMENITIES

Situated directly opposite the Northampton County Cricket Ground and a short walk from the beautiful boating lakes and museum at Abington Park. Located moments from a shops like Co-op, BP petrol station and the bustling Wellingborough Road, famous for its independent cafes and global dining. It is also positioned within easy walking distance of Northampton General Hospital and the main town centre, making it ideal for professionals.

#### HOW TO GET THERE

From the A45, take the exit toward Northampton Town Centre/A428. Follow the A428 (Bedford Road), then turn right onto Rushmere Road. At the roundabout, take the exit onto Abington Park Crescent, continue onto Park Avenue North, and then turn left onto Abington Avenue. Northampton Station is roughly 1.5 miles away. From the station, you can take a 5-to-10 minute taxi ride or walk east through the town centre straight up Abington Lawns and Abington Avenue.

#### 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 be 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 £2,400 (£2,000 plus VAT).

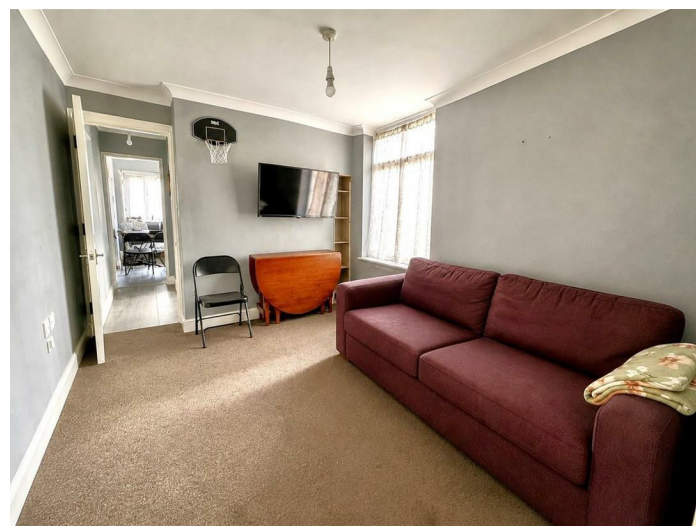
#### BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1140 (£950 +VAT)

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#### KITCHEN

10 x 8'7

The kitchen is fitted with light oak units, stainless steel sink with ample storage, partially tiled, vinyl flooring, built in oven, hob & extractor (not tested), washing machine, UPVC double glazed window to the side elevation & a door accessing the rear garden

For further information on viewing call 01604 259773