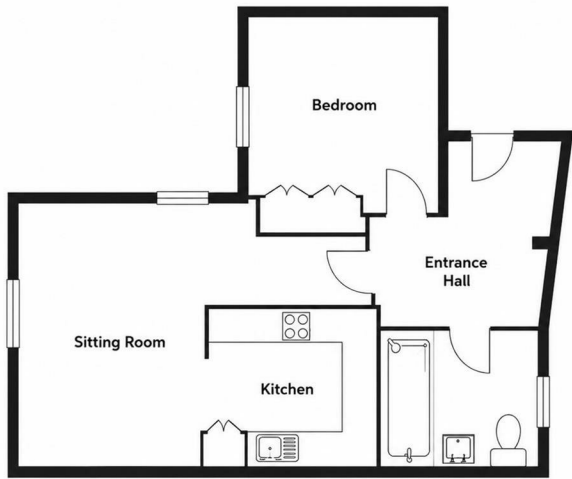




Flat 3, 44 Market Place, Brackley, NN13 7DP



Not to Scale. For illustrative purposes only.



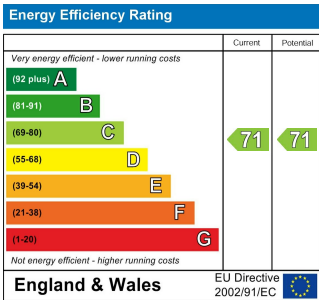
For auction Price Guide £150,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY SEPTEMBER 23RD 11:00 AM **
GUIDE PRICE RANGE: £150,000 - £170,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

Situated in the heart of the popular market town of Brackley, this immaculately presented one-bedroom first-floor apartment extends to approximately 530 sq ft and forms part of an attractive converted building. The recently refurbished accommodation comprises an entrance hall, sitting room, kitchen, double bedroom and bathroom, with residents also benefiting from a large communal garden. Ideally positioned within easy walking distance of the town centre and its amenities, the property represents an excellent opportunity for owner-occupiers and investors alike, with an estimated rental income of £950 PCM (£11,400 per annum), reflecting a gross yield of approximately 7.6% at the guide price.

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

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ACCOMODATION

FIRST FLOOR

Entered via communal stairs at the rear

ENTRANCE HALL

BATHROOM

6'1 x 7'2

Bathroom features double glazed UPVC window to the side, wash basin, bath with shower head, toilet, tiled walls & flooring



BEDROOM

12 x 11'3

Open double bedroom with new carpets, electric radiator, integrated built in wardrobes & double glazed UPVC windows facing communal gardens



LIVING ROOM

14'1 x 10'5

Living area features vinyl flooring, electric radiators, high ceilings, dual aspect double glazed UPVC windows to rear & sides



KITCHEN

9'3 x 8'3

Partially sectioned kitchen with integrated kitchen appliances such as induction hob, dishwasher, fridge, freezer, extractor, oven, immaculate finishing throughout



GARDENS

Communal gardens features laid lawn areas, patio & benches for residents.



SERVICES

Main drainage, water and electricity are connected.

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.

COUNCIL TAX

West Northamptonshire Council Tax Band A

HOW TO GET THERE

Situated right in the heart of the historic market town, Flat 3, 44 Market Place (NN13 7DP) is easily reached by car via the main A43 bypass, connecting directly to the M40 (J10) and M1. For public transport, major Stagecoach bus routes (including the 500 service) stop directly along Market Place and High Street, offering frequent links to Banbury, Bicester, and Oxford. Commuters taking the train can connect via nearby stations at King's Sutton (6 miles) or Banbury and Bicester North (around 15 minutes by drive/bus) for direct lines into London Marylebone and Birmingham. Drivers navigating by SatNav can input the central postcode NN13 7DP to arrive right at the town square.

LOCAL AMENITIES

Located right at the heart of historic Brackley, Flat 3, 44 Market Place places every town centre convenience directly on your doorstep. Residents enjoy effortless access to independent cafes, traditional pubs, banking facilities, and daily essentials, with Waitrose, Sainsbury's, and the weekly market all just moments away. Highly regarded schools, including Magdalen College School, and the Brackley Medical Centre are within easy walking distance, while local green spaces and the nearby Brackley Leisure Centre offer excellent recreation. Combining ultimate convenience with central living, it's an ideal location for those seeking vibrant town life.

BUYERS PREMIUM

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

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,500 ex VAT (£1,800 inc VAT).

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For further information on viewing call 01604 259773