

**41 Abington Avenue  
Abington  
NORTHAMPTON  
NN1 4PA**

**Guide Price £430,000**



rated content



- **BLOCK OF THREE FLATS**
- **LARGE THREE BEDROOM FIRST FLOOR FLAT**
- **SOLD WITH TENANTS IN SITU**
- **UPVC DOUBLE GLAZED**
- **CLOSE TO TOWN CENTRE**

- **TWO LARGE GROUND FLOOR FLATS**
- **CURRENTLY GENERATING £2775 PCM**
- **LARGE THREE ROOM CELLAR**
- **IDEAL INVESTMENT**
- **ENERGY EFFICIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A rare opportunity to acquire an impressive freehold investment property offering an immediate income and excellent future potential.

This substantial period property has been thoughtfully converted into three self-contained apartments, currently producing a rental income of £2,775 per calendar month. The accommodation comprises two well-proportioned one-bedroom ground floor apartments and a spacious three-bedroom first floor apartment, all benefiting from uPVC double glazing throughout.

Further enhancing the investment potential is the extensive basement level, currently arranged as four individual storage rooms. One of the ground floor apartments also benefits from a private enclosed courtyard garden, providing an attractive outdoor space for tenants.

Ideally positioned within easy walking distance of Northampton Town Centre and the popular Racecourse, the property enjoys excellent access to local amenities and transport links.

Offered for sale with the current tenants in situ, this represents an exceptional turnkey investment, delivering an immediate rental return.

## **Ground Floor**

### **Flat 1a Ivy Road**

#### **Entrance Porch**

Electric Heater, door to:

#### **Lounge/Dining Room**

19'8" x 14'6" (6.01 x 4.44)

Electric heater, three UPVC double glazed windows to front, large walk in storage cupboard, doors to:

#### **Kitchen**

10'9" x 9'10" (3.28 x 3.02)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted electric hob with extractor fan above, built in fridge/freezer and oven, plumbing for washing machine and dishwasher.

#### **Bedroom**

11'8" x 10'10" (3.56 x 3.32)

Built in wardrobes, electric heater, UPVC double glazed bay window to front.

#### **Shower Room**

Suite comprising double shower cubicle, hand wash basin, low level w.c. tiled splash backs, built in cupboard, electric heater.

### **Flat 2, 1a Ivy Road**

#### **Entrance Porch**

Electric heater, door to:

#### **Inner Hall**

Electric heater, large walk in storage cupboard, doors to:

**Lounge**

12'5" x 11'1" (3.80 x 3.38)

Electric heater, UPVC double glazed window and French doors to side (courtyard garden), archway to:

**Kitchen/Dining Room**

18'10" x 9'0" (5.75 x 2.75)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted electric hob with extractor fan above, built in fridge/freezer and oven, plumbing for washing machine and dishwasher, electric heater, UPVC double glazed French doors out to Courtyard garden.

**Bedroom**

12'0" x 10'6" (3.68 x 3.21)

Built in wardrobes, electric heater, two UPVC double glazed windows to front.

**Shower Room**

Suite comprising double shower cubicle, hand wash basin, low level w.c, tiled splash backs, electric heater.

**Courtyard Garden**

Gravel area, large storage cupboard, gated access.

**Top Floor Flat 41 Abington Ave****Entrance Porch**

Door to:

**Entrance Hall**

Stairs leading to first floor, radiator, door to cellar.

**First Floor****Hallway/Landing**

Radiator, storage cupboard, doors to:

**Lounge/Dining Room**

22'4" max x 14'11" (6.82 max x 4.55)

Radiator, three UPVC double glazed windows to front and side, doors to:

**Kitchen/Breakfast Room**

14'11" x 9'3" (4.55 x 2.83)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted electric hob with extractor fan above, built in fridge/freezer and oven, plumbing for washing machine and dishwasher, radiator, UPVC double glazed window to rear.

**Utility Room**

Sink unit with base cupboards below, worktops above, plumbing for washing machine, space for dryer, wall mount boiler, radiator, UPVC double glazed window to rear.

**Bedroom One**

14'2" x 11'0" (4.33 x 3.36)

Radiator, built in wardrobes, three UPVC double glazed windows to front.

**Bedroom Two**

12'2" x 9'8" (3.71 x 2.95)

Built in wardrobe, radiator, UPVC double glazed window to rear.

**Bedroom Three**

12'1" x 9'0" (3.69 x 2.75)

Radiator, built in wardrobe, UPVC double glazed window to rear.

**Shower Room**

Suite comprising double shower cubicle, hand wash basin, low level w.c, tiled splash backs, radiator, UPVC double glazed window to rear.

**Cellar****Cellar Hallway**

Stairs leading to ground floor, power and lighting.

**Cellar Room One**

11'8" x 10'11" (3.58 x 3.34)

Electric heater, power and lighting.

**Cellar Room Two**

21'9" x 14'1" (6.65 x 4.31)

Electric heater, power and lighting.

**Cellar Room Three**

11'8" x 12'8" (3.58 x 3.88)

Power and lighting

**Agents Notes**

West Northampton Council Tax Band: TBC















GROUND FLOOR  
121 sq.ft. (11.2 sq.m.) approx.

1ST FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



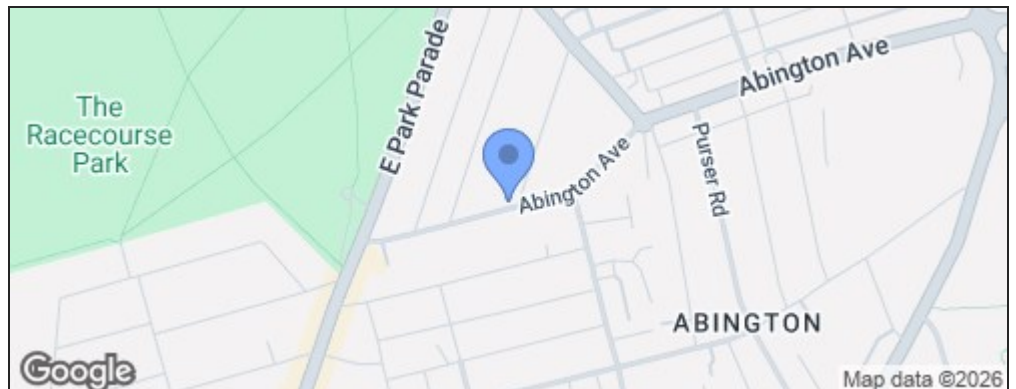
TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Energy Efficiency Rating

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



#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.