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## Victoria Road , Rushden, NN10 0AH

**Chain Free £250,000**



An excellent opportunity to acquire a freehold block of two self-contained one-bedroom flats, offered for sale together as a ready-made investment purchase.

The property comprises a ground floor flat and a first floor flat, both currently let, producing a combined rental income of £15,900 per annum, representing a gross yield of 6.36% based on the guide price of £250,000.

Each flat offers well-proportioned one-bedroom accommodation, arranged to provide practical and comfortable day-to-day living. Features across the block include double glazing, electric heating and immersion tanks, with both flats offering straightforward, manageable layouts that are well suited to the rental market.

A particular benefit of this opportunity is that the property is being sold freehold, with no service charges, no ground rent and no formal block management costs, making it an attractive and uncomplicated addition to an investor's portfolio.

This is an ideal purchase for buyers seeking an income-producing residential investment with two established tenancies already in place.



## Flat 1 – Ground Floor Flat

### Living Room

11'6" x 11'1" (3.51m x 3.38m)

A bright and comfortable reception room offering space for lounge furniture and everyday living. A well-proportioned main living area with a welcoming feel.

### Kitchen

11'4" x 7'11" (3.45m x 2.41m)

Fitted with a range of contemporary wall and base units with work surfaces over, inset sink and drainer, integrated oven, hob and extractor. Space for additional appliances, with the room designed to make efficient use of the available space.

### Bedroom

14'5" x 7'8" (4.39m x 2.34m)

A well-proportioned double bedroom providing ample space for a bed and freestanding furniture. A comfortable and versatile room, suitable as a main bedroom with space for wardrobes and storage.

### Shower Room

approx. 3'7" x 4'7" (approx. 1.09m x 1.40m)

Fitted as a shower room with modern styling, providing practical day-to-day use and arranged to complement the rest of the accommodation

### Hallway / Landing Area

Providing access between the principal rooms, with a useful storage cupboard adding to the practicality of the layout.

## Flat 2 – First Floor Flat

### Living Room

11'3" x 11'10" (3.43m x 3.61m)

A bright and spacious main reception room with good natural light and ample space for lounge furniture. A comfortable everyday living area, ideal for relaxing or entertaining.

### Bedroom

8'4" x 14'6" (2.54m x 4.42m)

A well-proportioned double bedroom offering space for a double bed and additional freestanding furniture. A comfortable principal bedroom with a pleasant, cosy feel.

### Kitchen

10'10" x 5'3" (3.30m x 1.60m)

Fitted kitchen with space for units, work preparation areas and appliances. A practical room designed to make efficient use of the available space, with natural light adding to its appeal.

### Bathroom

4'11" x 8'3" (1.50m x 2.51m)

Fitted bathroom serving the property for day-to-day use. A practical space with scope for a purchaser to style to their own taste if desired.

### Cloakroom / Store

Useful additional area positioned off the hall, ideal for coats, household items or general storage, adding further practicality to the accommodation.

### Note for buyers

Please note, pictures of the ground floor flat were taken prior to this tenancy.

### Disclaimer

1. Money Laundering: Buyers will need to provide ID, proof of address, and evidence of funds in line with current regulations. If funds are from a third party (e.g. family), we may also request their documents.
2. Photographs: Some images may have been taken with a wide-angle lens to help show the space or layout.
3. Measurements & Fixtures: All sizes are approximate and for guidance only. Buyers should confirm before incurring costs. We have not tested any appliances or systems.
4. Title & Legal Checks: Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.
5. Offer Process: We may request proof of deposit or an Agreement in Principle when an offer is made, to ensure vendors are dealing with serious buyers. All information is treated in confidence.
6. General Information: These details are provided to help you decide whether to view. They do not form part of any offer or contract. Buyers are advised to make their own investigations and obtain a survey before exchange.

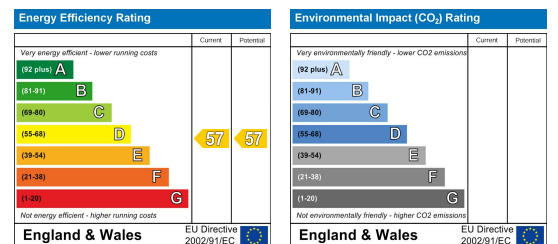
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.