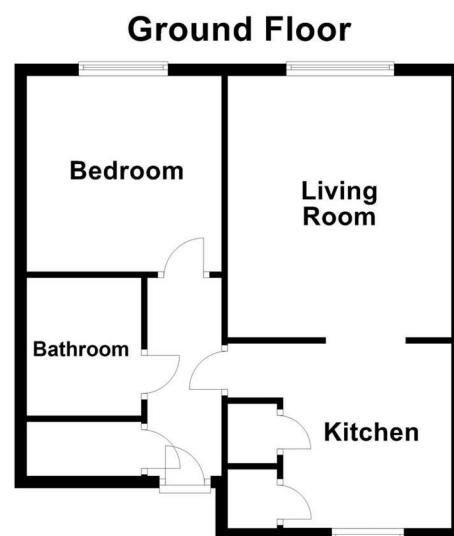




37 Hunters Close, Northampton, NN2 8TH



Not to scale. For illustrative purposes only



For auction £70,000

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

GUIDE PRICE: £70,000 - £90,000

VIEWINGS - BY APPOINTMENT ONLY - EVERY FRIDAY PRIOR TO AUCTION FROM 11AM-11:45AM- BOOKING REQUIRED

An attractive investment opportunity, this spacious one-bedroom ground floor apartment is situated in the popular Kingsthorpe area of Northampton and offers strong buy-to-let potential, equating to an impressive gross yield of approximately 12% at the top end of the guide price or approx. £900pcm / £10,800 per year.

Offered vacant on possession and chain free, the property presents an ideal opportunity for investors or owner-occupiers alike. Accommodation comprises an entrance hall, generous sitting room with archway through to the kitchen, a good-sized double bedroom, and a three-piece bathroom suite. Further benefits include its own private picket fence garden, uPVC double glazing, gas radiator heating, and nearby communal parking. Ideally located within easy reach of Kingsthorpe Front and the vibrant Harborough Road amenities, shops, cafés and transport links, this represents a well-positioned and accessible investment opportunity.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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ACCOMODATION

ENTRANCE HALL

GROUND FLOOR

LIVING AREA

14'2 x 12'1

The living area comprises of vinyl flooring, curtain rail, UPVC windows at the rear elevation & door access to garden



KITCHEN

10 x 9'1

Wooden kitchen cabinets, front elevation window with curtain rail, cupboard for additional storage



BATHROOM

Bathroom features vinyl flooring, tiled bathtub with electric shower, low-level WC, wash basin & single paneled radiator



BEDROOM

10'8 x 10'8

Well sized bedroom to fit a double bed, vinyl flooring, curtain rail, rear elevation UPVC window & single paneled radiator



GARDEN

Small patio area, lawned grass & picket fence border



SERVICES

Main drainage, water and electricity are connected.

COUNCIL TAX

Northamptonshire Council Tax Band A

LOCAL AMMENTITIES

Located just 120 yards (a 1-minute walk) from Sunnyside Primary Academy, with other highly-rated primary schools under a mile away. Convenient shopping locally; only a half-mile from major supermarkets, including a large Asda Superstore and Waitrose, alongside local convenience shops. Outdoor leisure includes Kingsthorpe Recreation Ground and the Brampton Valley Way, a scenic 14-mile linear trail perfect for walking and cycling.

HOW TO GET THERE

From the Northampton Ring Road (A5076), take the exit onto Holly Lodge Drive. Turn onto Boughton Green Road, then turn right onto Windmill Road. Take a left onto Sunnyside, which connects directly to Hunters Close.

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.

LEASE INFORMATION

We are advised there is currently 115 years remaining on the lease

SERVICE CHARGE & GROUND RENT

Service charge is £550 per year & Ground rent is £50 per year

BUYERS ADMINISTRATION CHARGE

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

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £2,140 (£1,800 plus VAT).

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Agents note* images may be enhanced by AI

For further information on viewing call 01604 259773