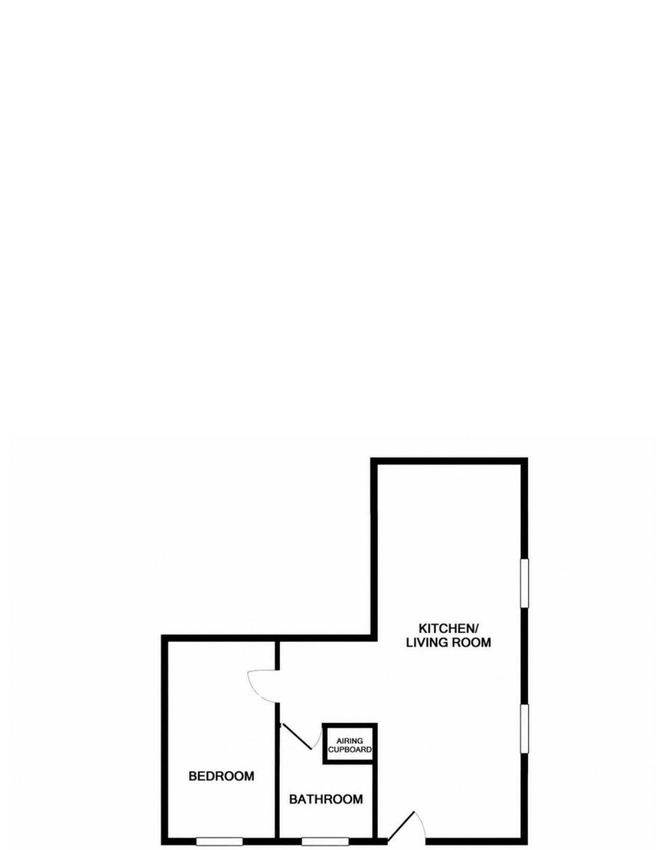
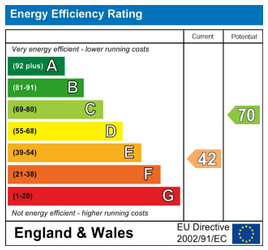


Not to scale. For illustrative purposes only

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

6 Grosvenor House, Northampton, NN2 7RS



For auction £60,000

** FOR SALE BY NATIONAL ONLINE AUCTION ON 24TH NOVEMBER AT 11AM**
GUIDE PRICE: £60,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

A well-presented one-bedroom ground floor flat situated within a quiet cul-de-sac location in the popular area of Kingsthorpe, offered with vacant possession and no onward chain. Extending to approximately 450 sq ft of internal accommodation, the property features an open-plan living/kitchen area, hallway, double bedroom and bathroom. The property also has communal parking. The flat has undergone light refurbishment in recent years, with scope for further cosmetic internal improvement & redecoration. -

An ideal opportunity for first-time buyers, downsizers or investors seeking a well-located property with value-add potential. Estimated rental income is £9,600 per annum representing 16% gross yield at the guide price.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.auctionhouse.co.uk/northamptonshire

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL
Entered via a private door at the side of the building

KITCHEN & LIVING AREA
25'8 x 10'2

Kitchen comprising of range of wall and base mounted units, roll top surface over, one & half sink and drainer, electric oven with electric hob and extractor over, washing machine partially tiled splashback. Windows to rear & side elevations with blinds, carpet flooring & electric radiators



HALLWAY
7'1 x 5'6

Open hallway space for additional storage

BATHROOM
7'5 x 6'3

Bathtub with electric shower over, WC, wash basin & window to front elevation



BEDROOM
13'3 x 7'7

UPVC window at front elevation, carpet flooring & electric radiator



FRONT COMMUNAL GARDENS
The property also features communal parking at the front

SERVICE CHARGE & GROUND RENT
Service charge & ground rent is £89 per month (£1,068 per year)

LEASEHOLD INFORMATION
99 Years Lease from 2003 - 76 Years Remaining

COUNCIL TAX
Northampton Council Tax Band A

LOCAL AMENITIES
Situated in the desirable Kingsthorpe area, 6 Grosvenor House offers an ideal balance of suburban peace and urban convenience. Residents are just a short walk from the vibrant Harborough Road commercial hub, which features major supermarkets including Asda and Waitrose alongside local high street shops. The property is exceptionally well-placed for families, with highly regarded schools like The Good Shepherd Catholic Primary and Kingsthorpe College located nearby. Outdoor recreation is easily accessible, with the expansive Kingsthorpe Recreation Ground offering excellent green space just minutes away.

HOW TO GET THERE
To reach the property by car, follow the main A508 (Harborough Road) into Kingsthorpe, turn onto Eastern Avenue North and take the immediate right onto Grosvenor Gardens. For those travelling from further afield, Northampton Railway Station is just two miles away, offering a quick 10-minute taxi connection straight to the doorstep. Regular local bus routes also run frequently along both the Harborough Road and Boughton Green Road corridors, dropping passengers off just a short walk away.

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.

BUYERS ADMIN CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950+VAT)

BUYERS PREMIUM
The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000+VAT)

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