



27A High Street, Wellingborough, NN8 4JZ

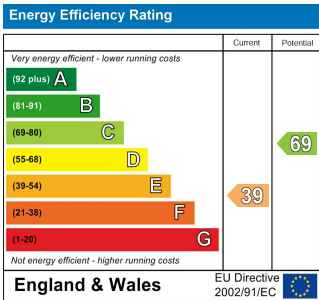


For auction £45,000

FOR SALE BY ONLINE AUCTION ON TUESDAY 20TH JANUARY 2026  
GUIDE PRICE: £45,000  
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 25977

A well-located one-bedroom first-floor apartment in the heart of Wellingborough Town Centre, offered with vacant possession. Ideal for investors, this property offers strong rental potential, with similar apartments achieving around £500 per calendar month, representing a potential yield of approximately 11%. Accessed via a secure communal back door from the high street, the apartment is approached by an external wooden staircase leading to the front door. Inside, the accommodation includes a kitchen/breakfast room, a bedroom, and a shower room. Externally, residents benefit from a communal bin store. An excellent opportunity to acquire a centrally located property close to local amenities, transport links and employment hubs, perfect as a buy-to-let investment or town-centre base.

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## AGENTS NOTE

We have been notified by the freeholder that there is no legal access to this property, and the walkway that was there at the time marketing commenced has since been removed by the freeholder.

We strongly advise that before bidding on this property you seek legal advice from your solicitor.

## FIRST FLOOR

### KITCHEN/BREAKFAST ROOM

12'04 x 7'05

Entered via a part-glazed UPVC door, there is a step down into the kitchen/breakfast area. There is a range of cabinets with a composite worktop with a stainless steel sink and drainer. There is space for a washing machine and fridge freezer. A door leads to:-



### BREAKFAST AREA



### BEDROOM

9'04 x 9'03

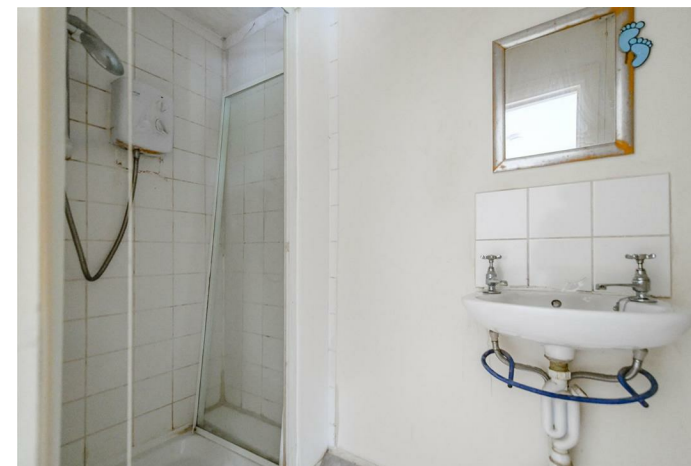
A window to the front with space for a bed and carpet fitted. A door leads to:-



### SHOWER ROOM

8'02 x 3'00

Suite comprising shower cubicle with power shower, WC and hand wash basin.



### OUTSIDE

From Wellingborough Town Centre, proceed north up the High Street, opposite the public car park, where there is a black door next to the waffle shop. The property can be accessed through this door.

### SERVICES

Please refer to the legal pack

### COUNCIL TAX

North Northamptonshire Council - Band A

### HOW TO GET THERE



## 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 be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

## BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyer's premium charge of £1,200 (£1,440 plus VAT).

## BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

## SERVICE CHARGES AND GROUND RENT

Our client has been unable to provide this information to us because they are an Asset Management Company with limited knowledge of this property. Because of this we are unable to provide figures relative to the current charges applicable to this property.



### KITCHEN AREA

For further information on viewing call 01604 259773