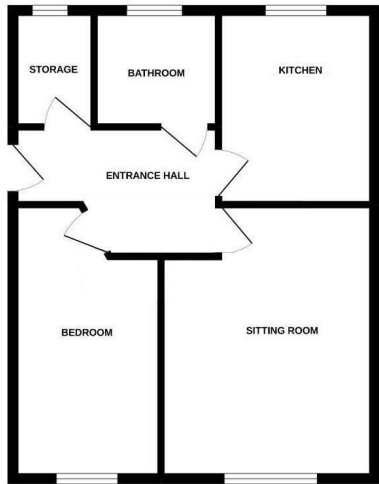




22 Cherry Close, Cherry Orchard, Northampton, NN3 2TQ



494 sq.ft. (45.9 sq.m.) approx.



For Auction - Guide Price £80,000 to £90,000

FOR SALE BY AUCTION ON WEDNESDAY 24TH SEPTEMBER 2024 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

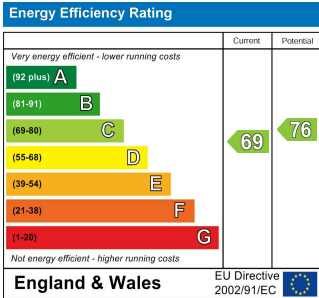
GUIDE PRICE: £80,000 TO £90,000

VIEWINGS - BY APPOINTMENT ONLY - SATURDAY 20TH SEPTEMBER 2025 FROM 12.00PM TO 12.30PM

This well-presented one-bedroom apartment, set on the third floor, represents an excellent investment opportunity. The interior is arranged with an entrance hall, a fitted kitchen, a modern bathroom, a spacious lounge/diner and a comfortable bedroom with the benefit of a large storage room. Currently let on an Assured Shorthold Tenancy, the property generates £700 per calendar month, providing an appealing yield of 9.3%. The tenant has been served a Section 21 notice, though they are also happy to remain in residence, giving flexibility to the new owner.

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

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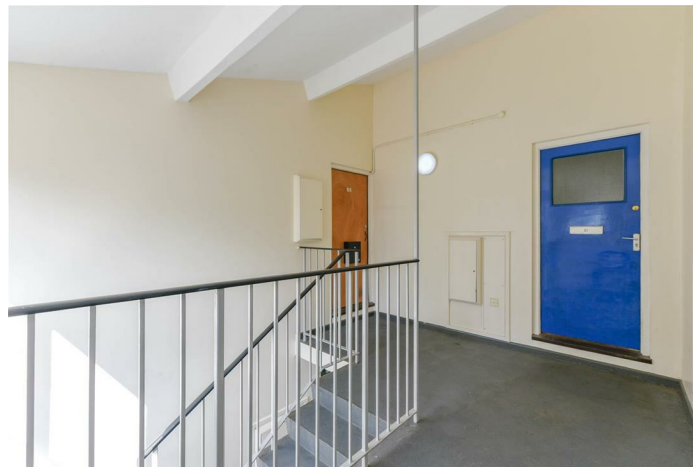


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ACCOMMODATION

COMMUNAL ENTRANCE HALL

Enter via a secure front door with entry phone system there are stairs leading to the top floor.



PRIVATE ENTRANCE HALL

10'11 x 3'09 to maximum

With doors leading through to:-

KITCHEN

10'04 x 8'04

Fitted with a range of floor and wall mounted storage cabinets there is space for appliances with composite worktops, tiled splashbacks and a window overlooking the rear.



LOUNGE/DINER

14'10 x 11'07

With a window to the side elevation there are TV and telephone points connected with carpet fitted.



BEDROOM ONE

14'06 x 7'07

With space for a double bed and a window to the side elevation and carpet fitted.



BATHROOM

6'08 x 6'03

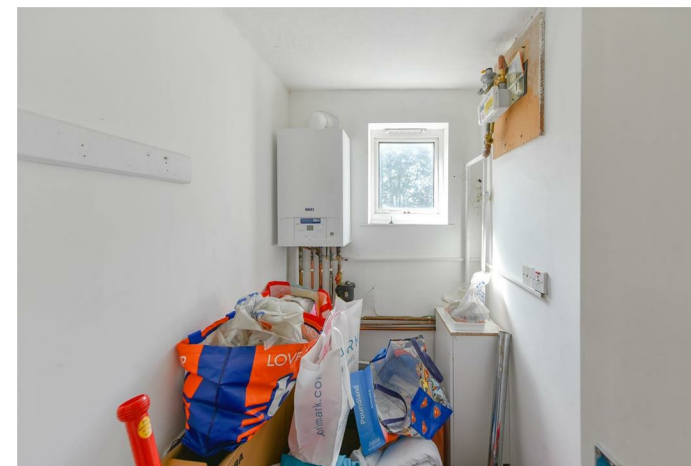
Suite comprising WC, wash hand basin, bath with shower mixer tap over and a window to the rear elevation.



STOREROOM

6'09 x 4'04

A window to the rear, this room contains the gas and electric meter and the Baxi combination boiler.



LEASE AND SERVICE CHARGE DETAILS

Please refer to the legal pack.

SERVICES

Mains drainage, gas, water and electricity are connected. (None of these have been tested, please refer to the legal pack).

LOCAL AMENITIES

Located within the sought-after Weston Favell area of Northampton and in walking distance of the Ofsted Rated Outstanding Weston Favell Primary School. The nearby Weston Favell Shopping Centre has banks, shops, restaurants. Northampton Railway station just a 10-minute drive away in Northampton Town Centre. The vibrant Wellingborough Road is also close by together with the 170 acres of green space at the historical Abington Park.

COUNCIL TAX

West Northamptonshire Council - Band A

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 ADMINISTRATION CHARGE

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

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,320 (£1,100 plus VAT).

HOW TO GET THERE

From Northampton town centre, proceed in an easterly direction along the Wellingborough Road, A4500. Pass Abington Park and continue straight over at the Abington Park Crescent traffic lights. Take the first turning on the left into The Headlands and proceed along this road to the junction with Birchfield Road East. Turn right, go past Bush Hill and pass through chicane, where the property can be found on the left-hand side. Proceed to the rear to get access to the apartment.

DOING03092025/0178

For further information on viewing call 01604 259773