



Flat 10, 1A Midland Road, Wellingborough, NN8 1HA



Not to scale. For illustrative purposes only



For auction £50,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 11:00 AM ****
GUIDE PRICE: £50,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL OUR OFFICE TO ARRANGE

An attractive investment opportunity in a recently converted first floor two-bedroom apartment positioned in the heart of Wellingborough town centre. The accommodation comprises two bedrooms, a bathroom and a large open-plan kitchen/living area. The property is well sized at approximately 740 sqft, it features double-glazed windows with lots of light and a contemporary finish throughout. A strong, low-maintenance investment opportunity with excellent long-term appeal.

This investment opportunity can see annual income of £10,200 (£850 pcm) at the guide price this represents a gross yield of 20.4%

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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

20 x 3

Entered via the communal entrance, up the stairs to the first floor, there is a hall way upon entry



KITCHEN & LIVING AREA

Modern white gloss kitchen units, quartz worktops, double glazed UPVC windows at rear & side elevations, two single paneled radiators and large open plan living / kitchen space, with wooden vinyl flooring throughout



BEDROOM ONE

9 x 13'1

Double glazed UPVC window with blinds to the side elevation, carpet flooring, single paneled radiator & spotlights



BEDROOM TWO

9'11 x 13'1

Double glazed UPVC window with blinds to the side & rear elevation, carpet flooring, single paneled radiator & spotlights



BATHROOM

6 x 9

Bathroom with WC, wash hand basin with storage, bathtub with shower over, windows to rear elevation, heated towel rail, tiled throughout & spotlights



SERVICE CHARGES

Service Charge Currently: £3,576 this year (previous service charge was £1861 per year in 2024 & potentially may be reduced)

Ground Rent: Ask Agent

Buyers are advised to check through the legal packs for additional information.

LEASE INFORMATION

Property has 988 years remaining on lease (999 years from 2015)

COUNCIL TAX

Council Tax Band A

LOCAL AMENITIES

Situated in Wellingborough town centre, Midland Road benefits from an excellent range of amenities within easy walking distance. The property is moments from Swansgate Shopping Centre, offering a wide selection of high-street retailers, cafes and everyday services. Midland Road and the surrounding streets provide a variety of local shops, convenience stores, supermarkets, takeaways and independent businesses, with further retail, leisure and transport facilities close by, making this a highly convenient and well-connected location.

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 PREMIUM

The purchaser will be required to pay a buyers premium charge of £2,500 (£2,000+VAT)

BUYERS ADMIN CHARGE

The purchaser will be required to pay an administration charge of £2,160 (£1,800+VAT)

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