



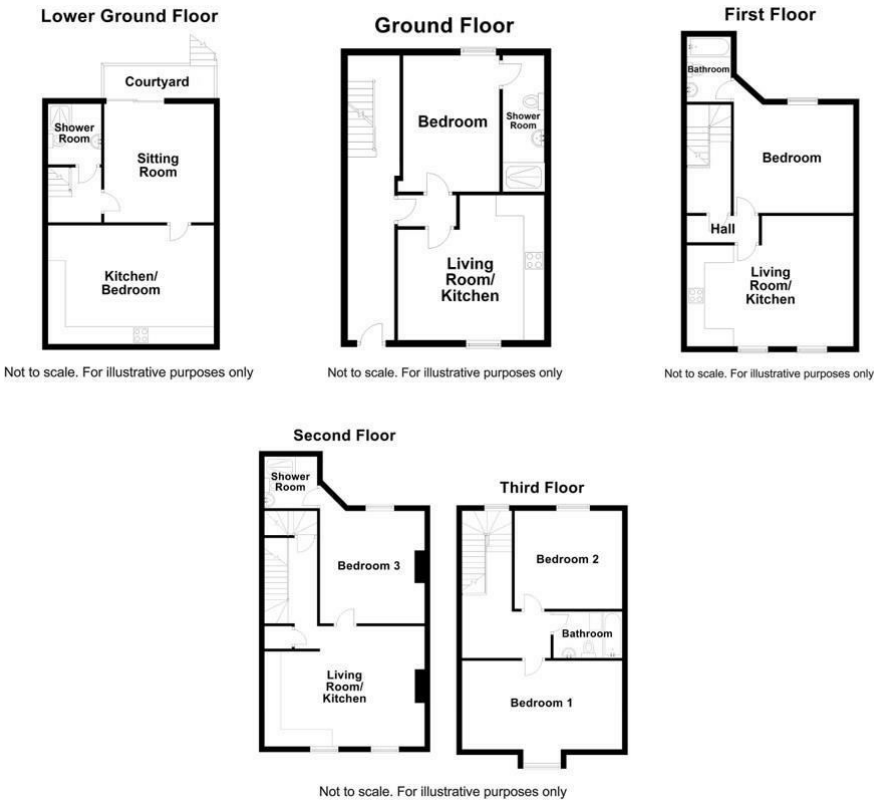
PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot 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 £1,800 (£1,500 plus VAT).

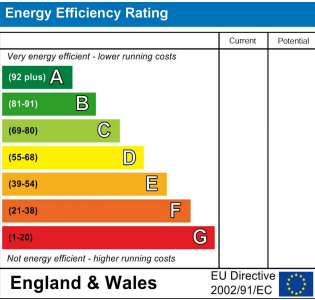
BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £3,000 (£2,500 plus VAT).

HOW TO GET THERE
The property is located in Northampton town centre from the A5123 continue over the traffic lights with the Bedford Road and Deragate into Cheyne Walk. At the next traffic lights turn left into Spencer Parade and take the second turning left into Hazelwood Road. The property can be found half way down on the left hand side.

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28 Hazelwood Road, Northampton, NN1 1LN



For Auction - Guide £590,000 to £625,000

FOR SALE BY AUCTION ON WEDNESDAY 24TH SEPTEMBER 2024 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION
GUIDE PRICE: £590,000 TO £625,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773
This substantial five storey period town house has been converted to create four self contained apartments including two duplex, one with three bedrooms and three with one bedroom together with four parking bays at the rear and located in the heart of Northampton town centre. The interior extends to in excess of 2,500 square feet and is fully let producing an income of £46,200 per annum.

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

9 Westleigh Office Park, Northampton, NN3 6BW
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ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With stairs rising to the upper floors and doors to Flats One and Two.

FLAT ONE - GROUND FLOOR

ENTRANCE HALL

6'2 x 5'8

BASEMENT LEVEL HALL

6'3 x 5'5

LIVING ROOM

13'6 x 12'6



BEDROOM ONE/KITCHEN

18'10 x 13'6

SHOWER ROOM

7'3 x 6'1

COURTYARD GARDEN

FLAT TWO - GROUND FLOOR

ENTRANCE HALL

6'1 x 3'8

LIVING ROOM/KITCHEN

14'1 x 13'11



BEDROOM ONE

12'1 x 9'5

SHOWER ROOM

7'10 x 4'1



FLAT THREE - FIRST FLOOR

ENTRANCE HALL

5'8 x 4'6

LIVING ROOM

19'0 x 14'5



BATHROOM

8'8 x 6'0

BEDROOM ONE

13'6 x 12'2



FLAT FOUR - THIRD/FOURTH FLOORS

ENTRANCE HALL

7'2 x 6'1

KITCHEN/LIVING ROOM

19'2 x 14'5



SHOWER ROOM

6'2 x 5'8

BEDROOM ONE

13'8 x 13'6 maximum



UPPER FLOOR

LANDING

14'3 x 5'10

BEDROOM TWO

14'0 x 11'4

BEDROOM THREE

12'1 x 11'9

BATHROOM

8'3 x 5'7

OUTSIDE

There is undercroft access beneath the adjoining building, number 30 Hazelwood Road to a tarmac car park at the rear of the property where there are two parking bays with number 28.



INCOME SCHEDULE

Flat One - Ground floor and basement duplex with garden. Let on an Assured Shorthold Tenancy at £12,000 per annum including two parking spaces.

Flat Two - Ground floor apartment. Let on an Assured Shorthold Tenancy at £10,200 per annum.

Flat Three - First floor apartment. Let on an Assured Shorthold Tenancy at £10,800 per annum.

Flat Four - Duplex penthouse apartment. Let on an Assured Shorthold Tenancy at £14,400 per annum.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating to each apartment is via an individual gas fired boiler also providing domestic hot water.



COUNCIL TAX

West Northamptonshire Council

Flat One - Band A

Flat Two - Band A

Flat Three - Band A

Flat Four - Band B

LOCAL AMENITIES

The property stands in the heart of Northampton town centre a short walk to Abington Street and the market square and the extensive array of local shopping facilities available close by.

ENERGY PERFORMANCE RATINGS

Flat One - Rating C

Flat Two - Rating D

Flat Three - Rating D

Flat Four - Rating D

For further information on viewing call 01604 259773