



# Flat 1 30 Hazelwood Road, Northampton, NN1 1LN



Not to scale. For illustrative purposes only

## For Auction - Guide £130,000 to £140,000

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

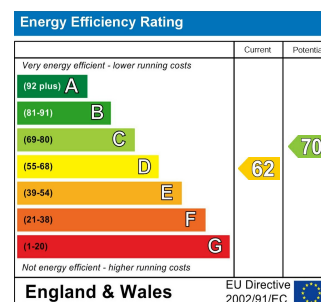
GUIDE PRICE: £130,000 TO £140,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

A spacious one bedroomed first floor apartment located in a converted house in the heart of Northampton town centre presenting an ideal residential investment producing a yield of £10,560 per annum. The property extends to approximately 480 square feet with entrance hall, bedroom, bathroom and living room/kitchen.

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

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## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Stairs leading to the first floor.

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

9'4 x 2'11

Giving access to:-

#### LIVING ROOM/KITCHEN

17'1 x 13'0

A spacious L shaped room with LTV flooring and a kitchen area with floor and wall cabinets with laminated working surfaces and stainless steel sink unit. There is a Bosch low level oven and four place gas hob with cooker hood over.

#### LIVING AREA

Twin two casement PVCU windows to the front elevation.

#### BEDROOM

12'8 x 12'4

With a two casement PVCU window to the rear elevation there is LTV flooring, a coved ceiling and a passage which leads to:-

#### BATHROOM ENSUITE

10'1 x 5'7

With a white suite of panelled bath with electric power shower over, pedestal wash basin and WC. There is a vertical heated towel rail and this room houses the gas fired combination boiler. There is a PVCU window to the rear elevation and there is plumbing for an automatic washing machine.

#### TERMS OF THE LEASE

The property is offered on a lease with 80 years unexpired and subject to a ground rent of £100 per annum which increase to £200 per annum within five years. Service charges are approximately £400 per annum.



#### TENANCY

The property is let on an Assured Shorthold Tenancy to a long term tenant who is paying a rent of £880 per calendar month.

#### SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler also providing domestic hot water.

#### 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.

#### 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 be 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 £720 (£600 plus VAT).

#### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,500 (£1,250 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 Derngate 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.

#### DOIRG14082025/0163

For further information on viewing call 01604 259773