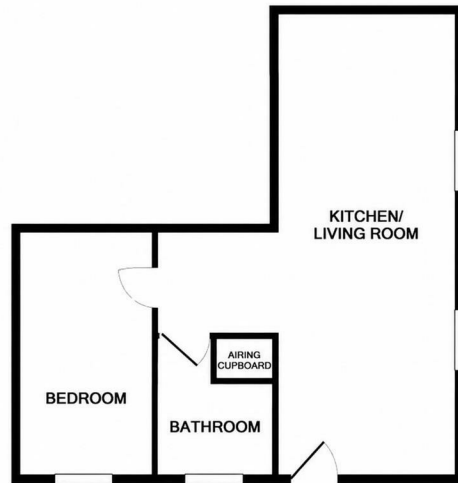




6 Grosvenor House, Northampton, NN2 7RS



Not to scale. For illustrative purposes only



For auction £75,000

** FOR SALE BY LIVESTREAM AUCTION SEPTEMBER 23RD AT 11:00 AM **

GUIDE PRICE: £75,000

VIEWINGS - BY APPOINTMENT ONLY - EVERY WEDNESDAYS PRIOR TO AUCTION AT 12PM -12:30PM - PLEASE CALL OUR OFFICE TO BOOK

A well-presented one-bedroom ground floor flat situated within a quiet cul-de-sac location in the popular area of Kingsthorpe, offered with vacant possession and no onward chain. Extending to approximately 450 sq ft of internal accommodation, the property features an open-plan living/kitchen area, hallway, double bedroom and bathroom. The property also has communal parking. The flat has undergone light refurbishment in recent years, with scope for further cosmetic internal improvement & redecoration. -

An ideal opportunity for first-time buyers, downsizers or investors seeking a well-located property with value-add potential. Estimated rental income is £9,600 per annum representing 12.8% gross yield at the guide price.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	42	70
England & Wales	EU Directive 2002/91/EC	

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ACCOMODATION

GROUND FLOOR

ENTRANCE HALL

Entered via a private door at the side of the building

KITCHEN & LIVING AREA

25'8 x 10'2

Kitchen comprising of range of wall and base mounted units, roll top surface over, one & half sink and drainer, electric oven with electric hob and extractor over, washing machine partially tiled splashback. Windows to rear & side elevations with blinds, carpet flooring & electric radiators



HALLWAY

7'1 x 5'6

Open hallway space for additional storage



BATHROOM

7'5 x 6'3

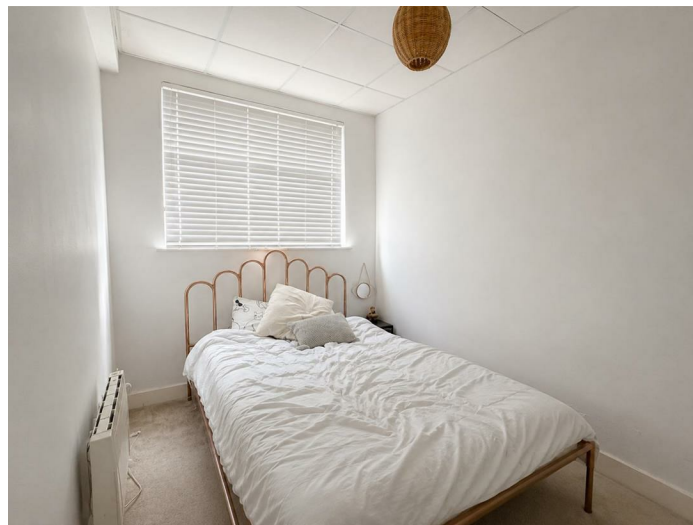
Bathtub with electric shower over, WC, wash basin & window to front elevation



BEDROOM

13'3 x 7'7

UPVC window at front elevation, carpet flooring & electric radiator



FRONT COMMUNAL GARDENS

The property also features communal parking at the front

SERVICE CHARGE & GROUND RENT

Service charge & ground rent is £89 per month (£1,068 per year)

LEASEHOLD INFORMATION

99 Years Lease from 2003 - 76 Years Remaining

COUNCIL TAX

Northampton Council Tax Band A

LOCAL AMENITIES

Situated in the desirable Kingsthorpe area, 6 Grosvenor House offers an ideal balance of suburban peace and urban convenience. Residents are just a short walk from the vibrant Harbrough Road commercial hub, which features major supermarkets including Asda and Waitrose alongside local high street shops. The property is exceptionally well-placed for families, with highly regarded schools like The Good Shepherd Catholic Primary and Kingsthorpe College located nearby. Outdoor recreation is easily accessible, with the expansive Kingsthorpe Recreation Ground offering excellent green space just minutes away.

HOW TO GET THERE

To reach the property by car, follow the main A508 (Harbrough Road) into Kingsthorpe, turn onto Eastern Avenue North and take the immediate right onto Grosvenor Gardens. For those travelling from further afield, Northampton Railway Station is just two miles away, offering a quick 10-minute taxi connection straight to the doorstep. Regular local bus routes also run frequently along both the Harbrough Road and Boughton Green Road corridors, dropping passengers off just a short walk away.

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 ADMIN CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950+VAT)

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £2,400 (£2,000+VAT)

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