



**Hunters Close, Northampton NN2 8TH**  
**£114,995**

- Investment Opportunity
- Fitted Kitchen/Diner
- 8.86% Yield At Asking Price
- UPVC Double Glazing
- Second Floor Flat
- Family Bathroom
- Over £10k Rental Income Per Anum
- One Double Bedroom
- Fully Tenanted
- Gas Radiator Central Heating



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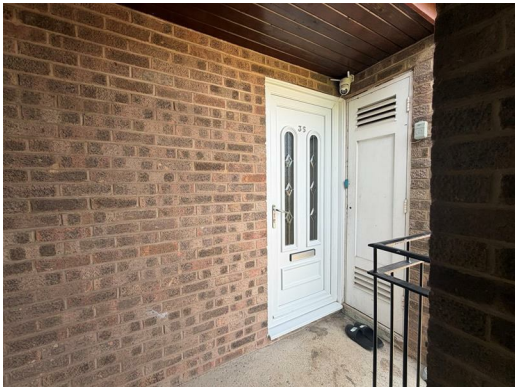
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Hunters Close, Northampton NN2 8TH

Smartamove are pleased to offer for sale this buy to let investment which is a fully tenanted second floor one bedroom flat situated in Kingsthorpe, Northampton. The property briefly comprises; entrance hall, living room, fitted kitchen/diner, double bedroom and family bathroom. Further benefits include gas radiator central heating, upvc double glazing throughout and parking. The per anum rental income is £10,200 giving a gross yield of 8.86% at asking price, before expenses. Due to the tenancy currently held by the occupant the property is only available to investors looking to continue its usage as a rental property. The EPC rating is C and the council tax band is A.



Floor Plan  
Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 45.3 sq. metres (487.3 sq. feet)

Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| 92-100 A                                    |                         |           | 92-100 A                                                        |                         |           |
| 81-91 B                                     |                         |           | 81-91 B                                                         |                         |           |
| 69-80 C                                     |                         |           | 69-80 C                                                         |                         |           |
| 55-68 D                                     |                         |           | 55-68 D                                                         |                         |           |
| 44-54 E                                     |                         |           | 44-54 E                                                         |                         |           |
| 35-43 F                                     |                         |           | 35-43 F                                                         |                         |           |
| 21-34 G                                     |                         |           | 21-34 G                                                         |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 70        | England & Wales                                                 | EU Directive 2002/91/EC | 70        |

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