

**WELLINGTON STREET, NORTHAMPTON, NN1**

**£75,000 | 1 Bed Flat - Conversion**

**BELVOIR!**



**CASH BUYERS ONLY - INVESTMENT OPPORTUNITY:** Belvoir Estate Agents are delighted to offer for sale this spacious one bedroom, fourth floor apartment, located in the heart of Northampton town centre. The property is available to investor buyers only and is being sold with a tenant in situ. Based on the current rental income, and asking price, the property will produce a net yield in excess of 8%. The well maintained accommodation briefly comprises entrance hall, lounge/diner, kitchen, large double bedroom and bathroom. The property further benefits from electric heating, upvc double glazing, allocated parking space and a large balcony offering far reaching views.

We have been advised by the seller that there is 100 years remaining on the lease, the service charge is £1,928 per year and the ground rent is £350 per year. The current rent is £700 per calendar month.

COUNCIL TAX BAND: C

- Cash Buyers Only
- Buy To Let Opportunity
- Tenant In Situ
- Spacious One Bedroom Apartment
- Large Balcony
- Prime Town Centre Location
- Allocated Parking Space
- Net Yield In Excess of 8%

**Draft Details.**

At the time of print, these particulars are awaiting approval from the vendor(s).

**Disclaimer.**


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

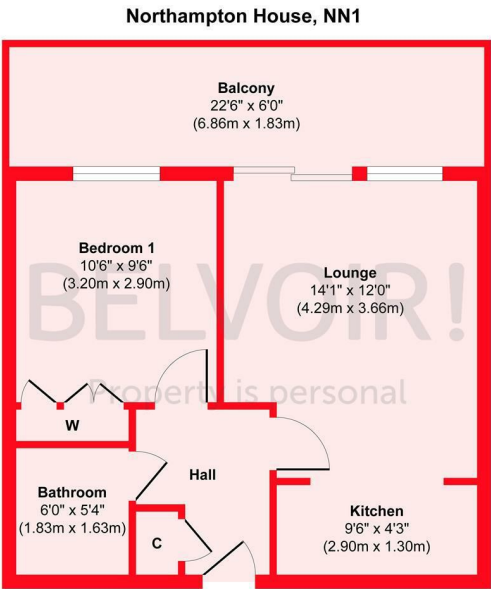


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>77</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Floor Plan  
Approx. Gross Internal Floor Area 407 sq. ft / 37.81 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

