



**2b & 2d Kings Road, Rushden
Northamptonshire NN10 0DL
£180,000 Freehold**

We are delighted to offer this Buy To Let purchase only, that consists of two leasehold flats, as well as the FREEHOLD for the site. Both properties have live tenancies on an assured shorthold tenancy, at £525PCM and £375PCM respectively, creating a total income of £900PCM, which equates to a 6% return. Both properties would also benefit from modernisation, and should this take place, the rents would increase accordingly. Both flats have their own separate entrances, as well as a parking space each.

Leasehold

We are advised by our Vendor client the property was initially offered on a 99 year Lease, and there are now approximately 67 years remaining on the Lease for both apartments

Freehold

Included within the sale is the freehold for the site, which covers three overall flats, 2b, 2c and 2d.

Location

The property can be found on the corner of Kings Road and Portland Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

2b:

Energy Efficiency Rating - E52

Certificate number - 8603-1986-6922-1396-8703

2d:

Energy Efficiency Rating - D57

Certificate number - 9139-6620-0109-0521-0292

2b - Current Tenancy

This property is currently tenanted at a rental figure of £525 per calendar month, with the tenancy having started on 22/8/22.

2b - Accommodation

Hall

Landing

Living Room 11'11" x 18'2" (3.62m x 5.53m)

Bedroom 1 11'11" x 14'6" (3.64m x 4.41m)

Bathroom

Kitchen 9'7" x 12'0" (2.92m x 3.65m)

2d - Current Tenancy

This property is currently tenanted at a rental figure of £375 per calendar month, with the tenancy having started on 23/9/11.

2d - Accommodation

Hall

Living Room 11'10" x 11'9" (3.60m x 3.58m)

Kitchen 7'11" x 5'10" (2.42m x 1.78m)

Window to side.

Inner Hall

Door to Storage cupboard, door to:

Utility Area 5'9" x 5'0" (1.74m x 1.53m)

Door to:

WC

Bedroom 11'11" x 14'5" (3.64m x 4.39m)

Window to side, door to Storage cupboard.

Outside

Front

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

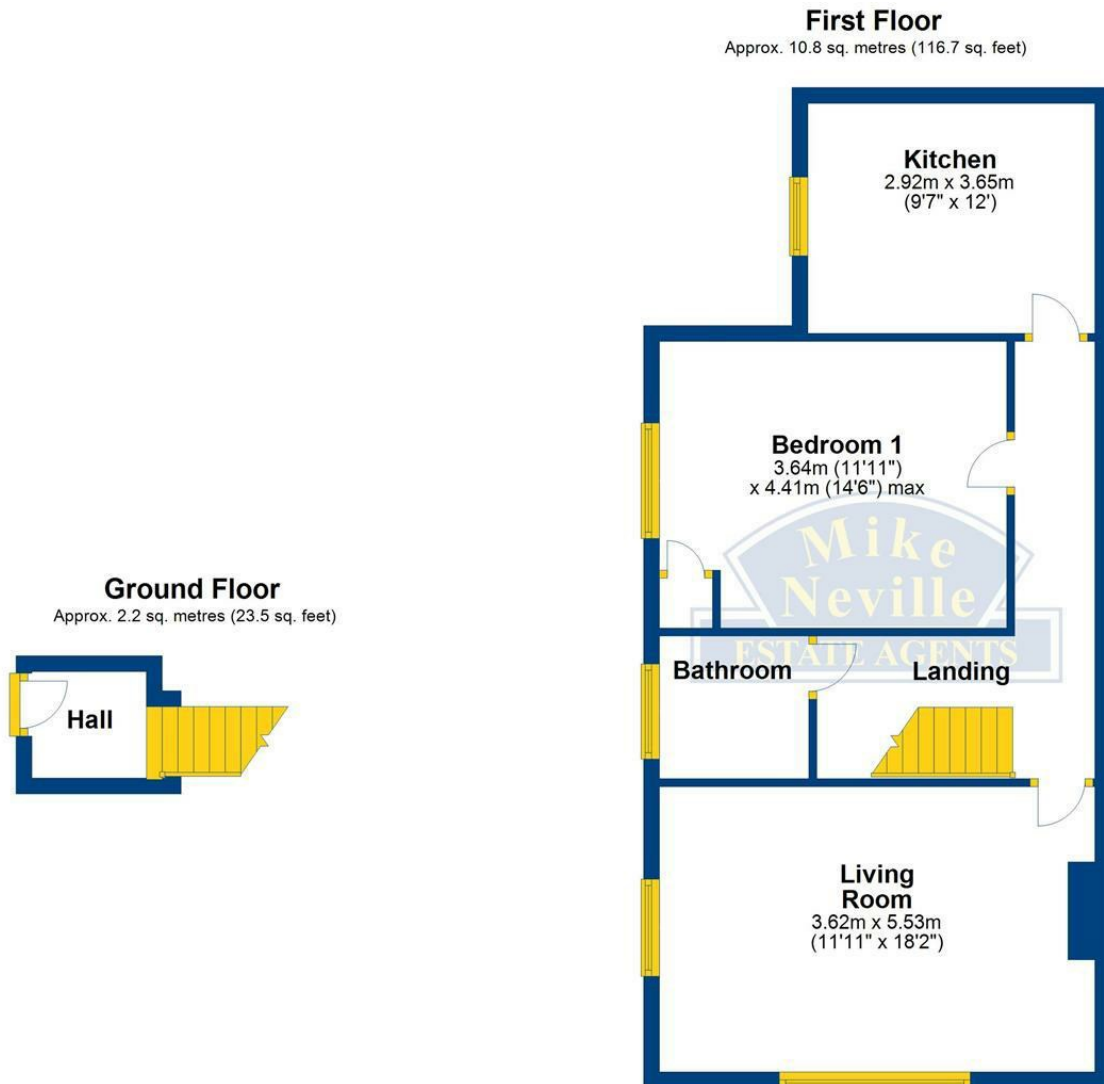
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.



- No Onward Chain
- 2 Separate Leasehold Apartments
- Both Properties Currently Tenanted at £900PCM total
- All Local Amenities With Walking Distance
- 2b: Energy Efficiency Rating - E52
- Investment Purchasers Only
- Whole Freehold
- 6% return
- Modernisation Required
- 2d: Energy Efficiency Rating - D57



Total area: approx. 13.0 sq. metres (140.2 sq. feet)