

**Mike
Neville**
ESTATE AGENTS



**608 Alpha House Broad Street,
Northampton, Northamptonshire,**

£114,950 Leasehold

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Northamptonshire, NN1 2HQ
£114,950 Leasehold



Neville House, 67 Wellingborough Road, Rushden NN10 9YG
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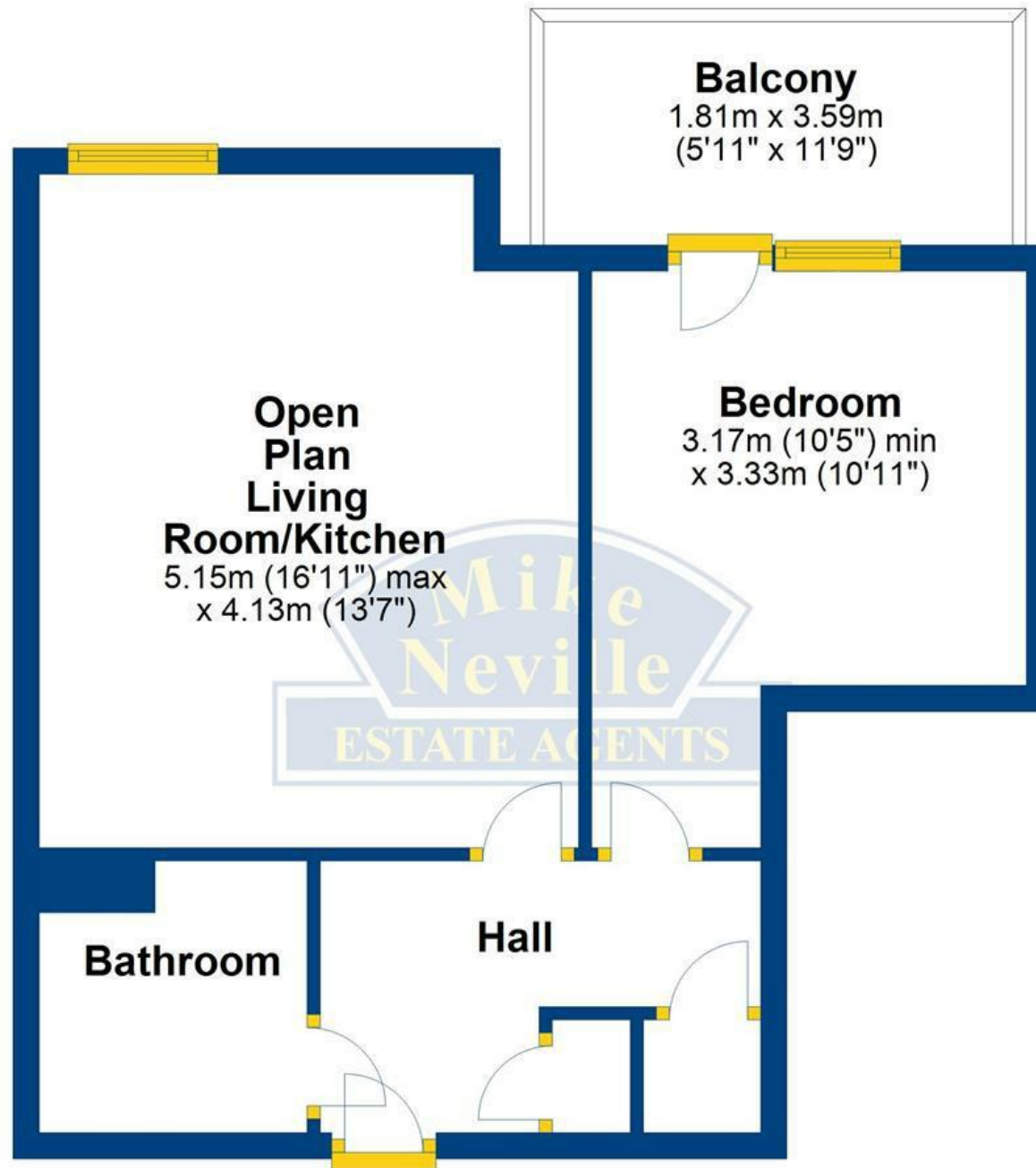
BUY TO LET INVESTORS ONLY * Currently let at £750.00 per month* Situated in a fantastic central location with all local amenities within walking distance, bus routes on your doorstep and Northampton Station just a short walk away. This modern apartment block offers 24 hour concierge, an on site gym and secure underground parking.

- Buy To Let Investors Only - Currently Let at £750.00pcm
 - No Onward Chain
- Town Centre Location with Northampton Station Close by
 - One Bedroom Top Floor Apartment
 - Balcony
 - Lift Access
 - On Site Communal Gym
 - Communal Courtyard
 - Secured Underground Parking
 - Energy Efficiency Rating - C76



Sixth Floor

Approx. 45.3 sq. metres (488.0 sq. feet)



Total area: approx. 45.3 sq. metres (488.0 sq. feet)

Location

Alpha House is located on Broad Street. To access the secure underground parking facility, please turn Left at the traffic lights on to St Andrews Street and entrance can be on the Right hand side. 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

B

Energy Rating

Energy Efficiency Rating - C76

Certificate Number - 9338-6913-6282-6471-6924

Rental Figure / Information

The property is currently let at a rental figure of £750.00pcm. This is on an assured 6 month shorthold tenancy, with the tenancy starting at the end of July 2023.

Leasehold Information

This property is Leasehold.

We are advised by our Vendor client that there are approximately 114 years remaining on the Lease.

Ground Rent

We are advised that the ground rent is £200.00 per annum.

Service & Maintenance Charges

We are advised that the service charges are £2,450.00 per annum.

All of this information regarding the lease, ground rent, service & maintenance charges will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

Accommodation

Communal Entrance

Security entrance system with 24 hour concierge.

Lift access to all floors.

Apartment can be found on level 6, door entrance to number 608.

Communal Gym

Gym located within Sigma House.

Communal Courtyard

Large paved communal courtyard

Secure Underground Parking

Secure underground parking accessed via own personal fob.

Hall

Storage cupboard.

Airing cupboard housing hot water cylinder.

Open Plan Living Room/Kitchen

16'11" x 13'7" (5.15m x 4.13m)

Maximum measurement

Bedroom

10'5" x 10'11" (3.17m x 3.33m)

Minimum measurement, plus door recess

Balcony

5'11" x 11'9" (1.81m x 3.59m)

Absolute maximum approximate measurement

Bathroom

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.







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