



**32 Crabb Street, Rushden
Northamptonshire NN10 0RH
£199,950 Freehold**

Generating a combined income of £10,800 pa are these 2 SPACIOUS apartments, each with 2 double bedrooms and OFF ROAD PARKING. Being offered for sale with the FREEHOLD, these apartments represent an IDEAL INVESTMENT with a good return. PLEASE CONTACT US FOR MORE INFORMATION AND TO ARRANGE TO VIEW

- INVESTMENT OPPORTUNITY – BUY TO LET INVESTORS ONLY
- Rental income, per calendar month, per apartment is £450.00, equating to £10,800 per annum, total.
- Two 2 Bedroom Apartments
- Separate entrance doors
- Off road parking

Introduction

INVESTMENT OPPORTUNITY – BUY TO LET INVESTORS ONLY.

Offered to the market is the opportunity to acquire these two spacious apartments and the freehold.

Both are let on assured, shorthold tenancy agreements, with tenants in both properties having no desire to leave.

Rental income, per calendar month, per apartment is £450.00, equating to £10,800 per annum, total. Number 32 - let since 24/4/13. Number 34 - let since 2/4/15.

Both properties have PVC double glazing and gas radiator central heating. Both have off road parking for one vehicle.

Location

Crabb Street is situated between High Street South and Park Road, with the properties being identified by our 'for sale' boards. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Apartment 32

First floor with off road parking for one vehicle

- Two double bedrooms
- Spacious bathroom/w.c
- Lounge
- Kitchen
- Ground floor hall
- First floor landing

COUNCIL TAX BAND A

ENERGY RATING To Be Advised

Ground Floor Hall

First Floor

Living Room 10'9" x 12'1" (3.28m x 3.69m)
maximum

Kitchen 7'9" x 8'5" (2.35m x 2.56m)

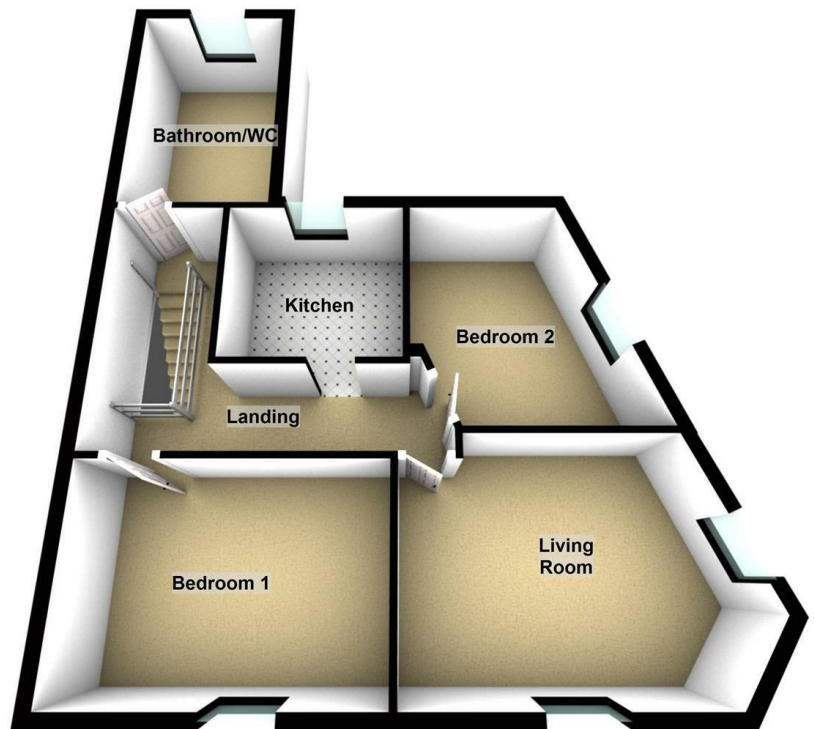
Bedroom 1 9'8" x 13'6" (2.94m x 4.11m)

Bedroom 2 10'11" x 9'1" (3.32m x 2.78m)
average measurement

Bathroom/WC 11'8" x 7'5" (3.55m x 2.26m)

Landing

First Floor
Approx. 60.7 sq. metres (653.1 sq. feet)



Apartment 34

Ground floor with private outside patio area and off road parking for one vehicle

- Two bedrooms
- Bathroom/w.c
- Lounge
- Kitchen
- Hall/utility room
- Inner hall

COUNCIL TAX BAND A

ENERGY RATING D

Lounge 14'9" x 9'6" (4.50m x 2.89m)

Maximum

Kitchen 11'7" x 7'5" (3.52m x 2.25m)

Utility Room

Bedroom 1 10'0" x 12'8" (3.06m x 3.87m)

Bedroom 2 10'4" x 10'0" (3.16m x 3.05m)

average

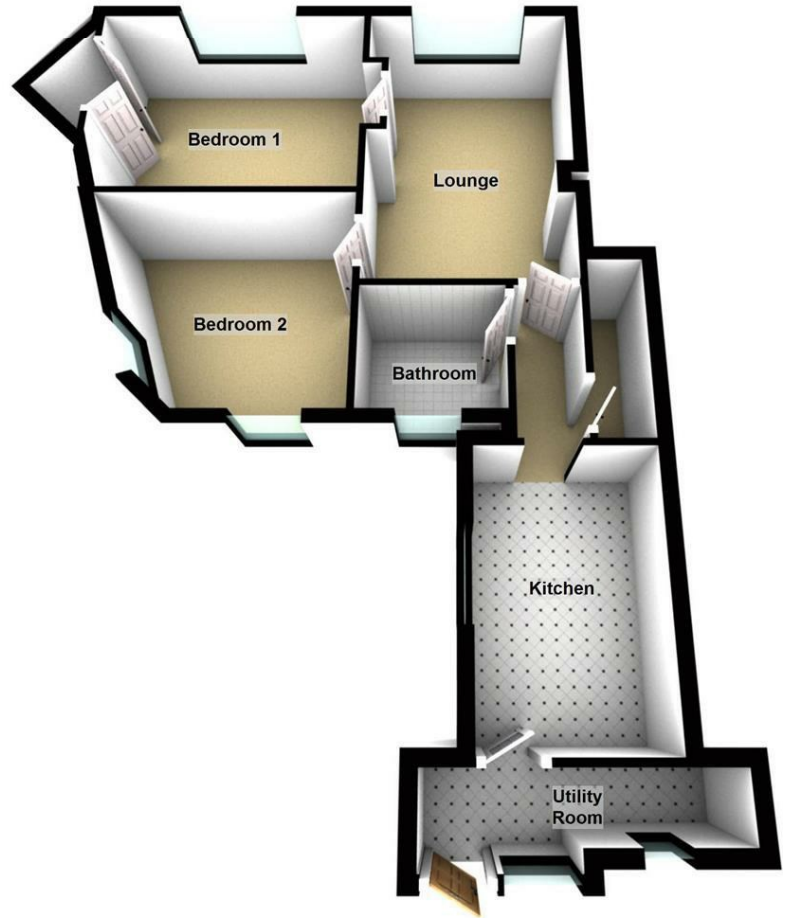
Bathroom/WC

Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. 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.

Ground Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



Total area: approx. 55.1 sq. metres (592.9 sq. feet)





Sales and Lettings Offices

The Property
Ambudsman

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HITCHIN
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