



**118 Portland Road, Rushden
Northamptonshire NN10 0DP**



Guide price £535,000 Freehold

FIVE modern, high quality executive apartments (FOUR x 1 bedroom and ONE x 2 bedroom (penthouse)) in this conveniently located block. A great opportunity to acquire a BLOCK of apartments and the FREEHOLD, representing a fantastic buy to let proposition. Income £28,140 pa/5.26% return.

- INVESTORS ONLY
- 5 modern, executive apartments
- Based on purchasing at £535,000 = 5.26% return
- Let on assured shorthold tenancy agreements
- Total rental income £2,345 pcm = £28,140 pa

Introduction

INVESTORS ONLY – ALL PROPERTIES LET ON ASSURED SHORTHOLD TENANCY AGREEMENTS

FIVE, MODERN, CONTEMPORARY, EXECUTIVE APARTMENTS

GUIDE PRICE IF PURCHASING ALL 5, TO INCLUDE THE FREEHOLD £535,000 (FREEHOLD)

OFFERED TO THE MARKET FOR SALE ARE THESE FIVE, MODERN, CONTEMPORARY, EXECUTIVE, APARTMENTS, COMPRISING 4 X ONE BEDROOM AND 1 X TWO BEDROOM (PENTHOUSE) APARTMENTS. EACH APARTMENT HAS ALLOCATED PARKING, HIGH QUALITY FITTED KITCHEN AND BATHROOM/SHOWER ROOM SUITES.

THE PROPERTIES ARE IDEALLY PLACED FOR ALL MAJOR ROAD LINKS AND LOCAL AMENITIES, HAVE GAS RADIATOR CENTRAL HEATING, WITH ALLIED COMBINATION BOILER, COMPLEMENTED BY WAY OF PVC DOUBLE GLAZING, WITH THE APARTMENTS BEING OF BOTH MODERN AND INDIVIDUAL DESIGN.

TOTAL RENTAL INCOME = £2,345 PER CALENDAR MONTH = £28,140 PER ANNUM BASED ON PURCHASING AT £535,000 = 5.26% RETURN.

Location

The block of apartments is situated towards the top part of Portland Road, in between the turnings into Kings Road and Cromwell Road and the block and apartments can be identified by our 'for sale' boards. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

Tax Bands

APARTMENT 1 - A
APARTMENT 2 - A
APARTMENT 3 - A
APARTMENT 4 - A
APARTMENT 5 - B

Energy Ratings

APARTMENT 1 - C
APARTMENT 2 - C
APARTMENT 3 - C
APARTMENT 4 - C
APARTMENT 5 - C

Additional Information

Externally the properties each have an allocated parking space (either to the front of the block, the immediate rear or the far rear) and also to the immediate rear there is a cycle store and bin store. All properties have been built to an Architects Certificate.

Outside

Communal Hall

Main entrance door to front of building with access for all apartment owners. Access to apartments 1 and 2. Stairs to first floor with access to apartments 3 and 4 and stairs thereafter to second floor to apartment 5 (penthouse).

APARTMENT 1 AT CLEGG HOUSE (GROUND FLOOR)

118 PORTLAND ROAD
RUSHDEN NN10 0DP

LET AT £425 PER CALENDAR MONTH, SINCE 1/6/12

Open Plan Kitchen/Living Room 14'4" x 10'2" (4.37m x 3.11m)

Window to front, door to:

Hall

Door to:

Shower Room/w.c

Window to rear, door to:

Bedroom 11'3" x 9'1" maximum, plus built-in wardrobe (3.45m x 2.79m maximum, plus built-in wardrobe)

Window to rear, double door, door to:

APARTMENT 2 AT CLEG HOUSE (GROUND FLOOR))

118 PORTLAND ROAD
RUSHDEN NN10 0DP

LET AT £450 PER CALENDAR MONTH, SINCE 1/7/15

Open Plan Kitchen/Living Room 18'7" x 10'7" maximum (5.68m x 3.23m maximum)

Window to front, door to:

Hall

Door to:

Shower Room/w.c

Window to rear, door to:

Bedroom 10'6" x 9'1" maximum, plus built-in wardrobes (3.21m x 2.78m maximum, plus built-in wardrobes)

Window to rear, double door to Storage cupboard.

APARTMENT 3 AT CLEG HOUSE (FIRST FLOOR)

118 PORTLAND ROAD
RUSHDEN NN10 0DP

LET AT £450 PER CALENDAR MONTH, SINCE 14/3/15

Open Plan Kitchen/Living Room 18'2" x 10'3" (5.54m x 3.13m)

Window to front, door to:

Hall

Door to:

Shower Room/w.c

Window to rear, door to:

Bedroom 10'5" x 9'1" plus built-in wardrobe (3.18m x 2.78m plus built-in wardrobe)

Window to rear, double door to Storage cupboard.

APARTMENT 4 AT CLEGG HOUSE (FIRST FLOOR)

118 PORTLAND ROAD
RUSHDEN NN10 0DP

LET AT £425 PER CALENDAR MONTH, SINCE 19/9/14

Open Plan Kitchen/Living Room 18'3" x 10'4" maximum (5.58m x 3.17m maximum)

Window to front, door to:

Hall

Shower Room/w.c

Window to rear, door to:

Bedroom 10'5" x 9'1" plus built-in wardrobe (3.20m x 2.77m plus built-in wardrobe)

Window to rear, double door to Storage cupboard.

APARTMENT 5 AT CLEG HOUSE (PENTHOUSE))

118 PORTLAND ROAD
RUSHDEN NN10 0DP

LET AT £595 PER CALENDAR MONTH, SINCE 6/9/15

Open Plan Kitchen/Living Room 19'3" x 13'8" (5.87m x 4.16m)

Two windows to front, door to:

Hall

Bath/Shower Room/w.c

Skylight, door to:

Bedroom 1 12'0" x 10'5" minimum, recess, plus wardrobes (3.66m x 3.18m minimum, recess, plus wardrobes)

Window to front, twodouble door to Storage cupboard, door to:

En-Suite Shower Room/w.c 6'7" x 6'11" (2.00m x 2.11m)

Skylight, door to:

Bedroom 2 10'6" x 9'4" minimum, plus two walk-in wardrobes (3.20m x 2.84m minimum, plus two walk-in wardrobes)

Window to rear, double door to Storage cupboard, door to Storage cupboard.

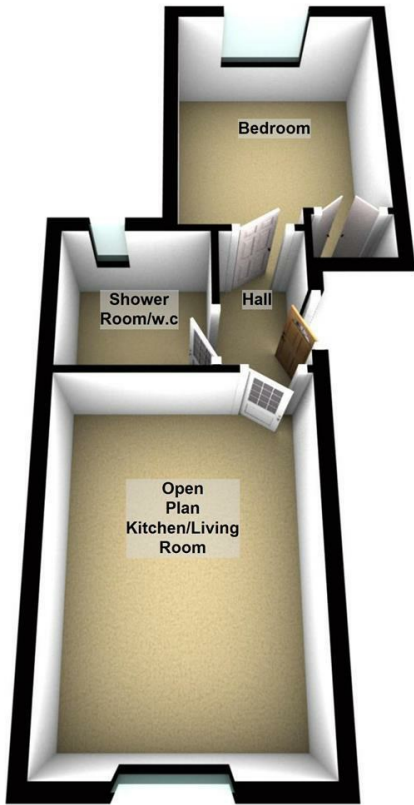
Disclaimer

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

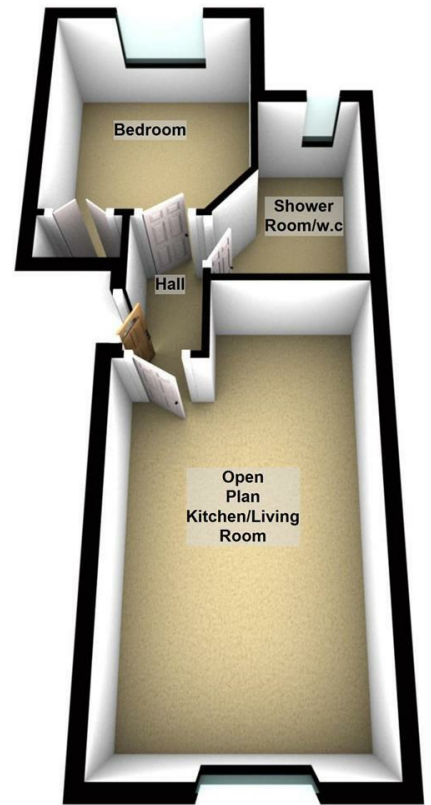
Approx. 29.9 sq. metres (321.9 sq. feet)



Total area: approx. 29.9 sq. metres (321.9 sq. feet)

Ground Floor

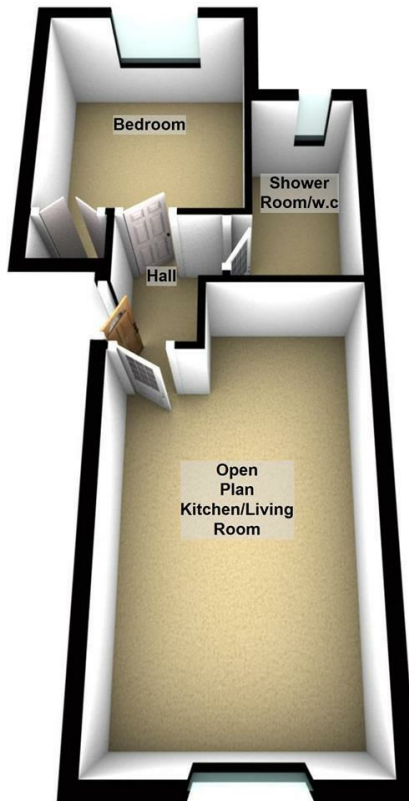
Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 33.4 sq. metres (359.3 sq. feet)

First Floor

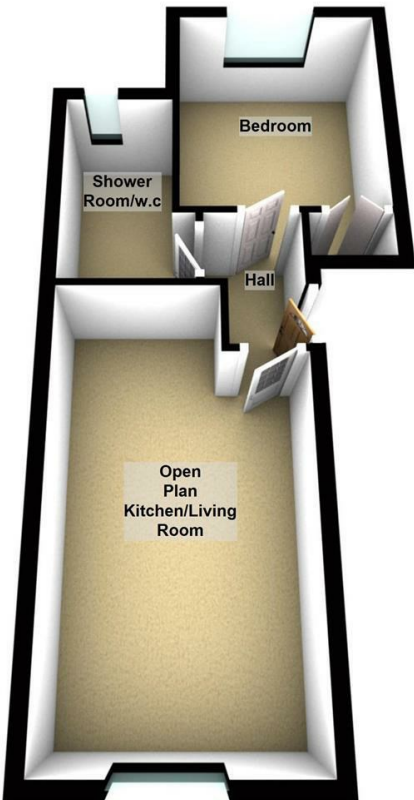
Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 33.3 sq. metres (358.5 sq. feet)

First Floor

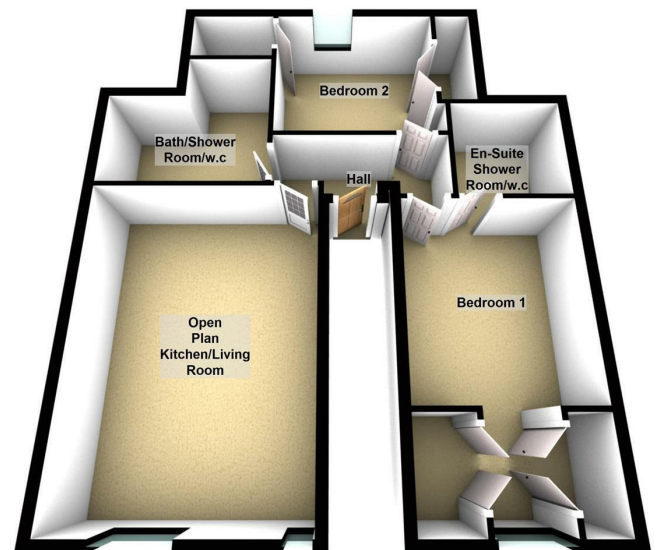
Approx. 33.3 sq. metres (359.0 sq. feet)



Total area: approx. 33.3 sq. metres (359.0 sq. feet)

Second Floor

Approx. 72.5 sq. metres (780.2 sq. feet)



Total area: approx. 72.5 sq. metres (780.2 sq. feet)

Sales and Lettings Offices