



2 bed apartment to buy in NN6

Hunters Way, Brixworth, Northampton,
Northamptonshire, NN6 9EL

£100,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Private parking

Property features

- ✓ Two Bedroom Apartment
- ✓ One Parking Space
- ✓ Private Outside Space
- ✓ Currently Tenanted £950pcm
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Night Storage
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Woodhead and Co are delighted to present this well proportioned two bedroom apartment situated in the highly sought-after village of Brixworth. The location of the property benefits from easy access to local amenities including shops, cafés and well regarded schooling, as well as excellent transport links into Northampton and surrounding areas. Brixworth also offers a lovely village atmosphere with nearby countryside and walks, making it an attractive place to live.

Further benefits to the property include: No upward chain, currently tenanted at £950.00 pcm, one allocated parking space, long lease of over 900 years, PVC glazing, private outside space and council tax band A.

The accommodation comprises: Open plan living space, offering a bright and spacious lounge/dining area with the added benefit of a velux skylight, the modern fitted kitchen provides ample storage and worktop space. There are two well proportioned bedrooms and a family bathroom.

This neatly presented apartment represents an excellent opportunity for those seeking a low maintenance home in a popular residential setting and an early viewing is highly recommended.

Tenure: Leasehold

Absent freeholder, long lease of over 900 years.

EPC rating E

Council Tax Band A

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 956

Price: Starting Bid £100,000

Property Type: Apartment

Parking: Private

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Heating: Night Storage

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Hunters Way, Brixworth, Northampton, Northamptonshire, NN6 9EL

Contact your local branch today for more information on this property:

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