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Clarence Avenue, Northampton, NN2 6NZ



A Tenanted Freehold Investment Generating £52,680 per annum

RPG is delighted to offer to the market this freehold block of 10 one bedroom apartments in the desirable location of Kingsthorpe, Northampton. Situated on a tree lined street, in a residential area on the edge of the City Centre this makes an excellent long term investment.

Currently fully tenanted generating a monthly income of £4,390. There is scope to increase the rent going forward to bring in line with market rent; this would increased the monthly income to £4,550 (see schedule).

A number of the apartments have undergone modernisation in recent months.

The freehold interest is available for **£675,000**. This shows a rental yield of 7.8%.

Telephone: (+44) 01572 824 980
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Apartment	Monthly Rent	Annual Rent	Tenancy Start	Tenancy End	Market Rent
1 Bed	£450	£5,400	10/09/2011	09/03/2012	£455
1 Bed	£435	£5,200	14/02/2008	Rolling	£455
1 Bed	£425	£4,980	13/08/2010	Rolling	£455
1 Bed	£455	£5,460	01/04/2004	Rolling	£455
1 Bed	£450	£5,400	08/10/2011	07/04/2012	£455
1 Bed	£415	£4,980	01/07/2010	Rolling	£455
1 Bed	£455	£5,460	07/06/2008	Rolling	£455
1 Bed	£415	£4,980	25/08/2010	Rolling	£455
1 Bed	£450	£5,400	15/08/2011	14/02/2012	£455
1 Bed	£450	£5,400	25/07/2011	24/01/2012	£455
Total	£4,390	£52,680			£4,550



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