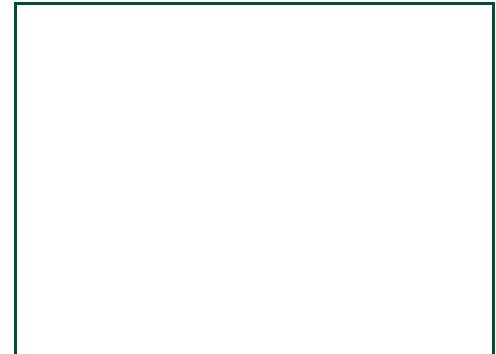


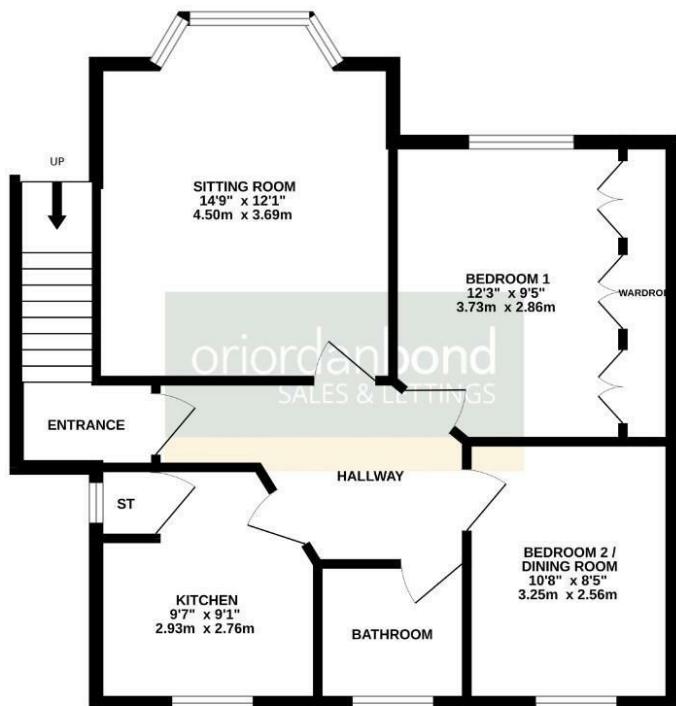


**London Road**  
Delapre, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2023.

## London Road

Delapre

NN4 8AU

PRICE £169,995

++BUY-TO-LET PURCHASE ONLY - Tenant in Situ++

This renovated two bedroom first floor maisonette, is offered for sale within the popular area of Delapre, part of NN4.

The accommodation comprises entrance hall, sitting room, master bedroom with built-in wardrobes, second double bedroom/dining room, fitted kitchen and a three-piece bathroom suite. Outside to the rear is a courtyard garden and single freehold garage on a separate title. Further benefits include a long lease with approximately 900 years remaining, fully re-wired, uPVC double glazing and gas radiator heating. (B/627/S)

AGENTS NOTE: Currently achieving a gross yield of circa 8% return.

Leasehold Information: Lease Remaining - 900 years approximate (as of 2026) / Ground Rent - N/A / Service Charge - N/A

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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