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## 72 Southampton Road, Northampton, Northamptonshire NN4 8DY



**£235,000**

An excellent four bedroom licensed (Ref: WK/202508262) HMO investment situated in the highly sought after Far Cotton area, ideally located within easy reach of Northampton University and the town centre. This well presented, two storey property is designed specifically for the student and professional rental market.

The accommodation includes a modern fitted kitchen, a bathroom with separate shower, and a further communal area. All four bedrooms are fully furnished with double beds, wardrobes, chest of drawers, and matching desks, ensuring strong ongoing rental appeal.

The kitchen is fully equipped with a cooker, hob, extractor fan, washing machine, and fridge/freezer. The property is fully let for the current academic term, producing a strong gross monthly rental income of £2,392, making it an attractive ready-made investment.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	