

# Whites

ESTATE AGENTS

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## Guildhall Road, Northampton NN1 1EW



**Asking Price £485,000**

Investment Opportunity . A rare opportunity to purchase a tenanted 8 bed HMO period property with current licence (WK/202216819) and planning (N/2017/0695) on the prestigious Guildhall Road in the cultural quarter of Northampton Town Centre. We have been advised that current gross rent is £58,000 with opportunities to increase. The property boasts character and features throughout. An ideal location with an array of shops & restaurants. Northampton General hospital and the University are only a short distance away. The accommodation itself comprises of two communal showers, two communal toilets and communal kitchen. To the lower ground floor is a bedroom with its own wood handcrafted kitchen and ensuite shower and toilet. The other 7 bedrooms in the property benefit from kitchenettes, To the rear of the property is a fully enclosed garden. Further benefits include feature windows with stained glass and gas central heating bringing together a unique investment.



**Bedroom One**



**Bedroom Two**



**Lower Ground Floor**



**Room Three**



**Room Three ensuite shower**



**Room Three ensuite toilet**

**First Floor**

**Bedroom Four**



**Bedroom Five**



**Shower room**

**Second Floor**

**WC**



**Bedroom Six**



**Kitchen**  
**Third Floor**



**Shower room**



**Bedroom seven**



**Bedroom Eight**



**Rear Garden**

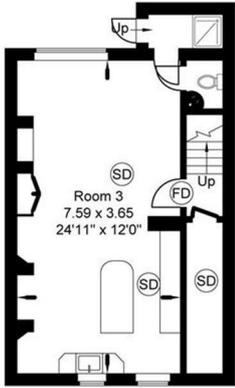
# 46 Guildhall Road Northampton, NN1 1EW

Approximate Gross Internal Area = 199.96 sq m / 2152.35 sq ft

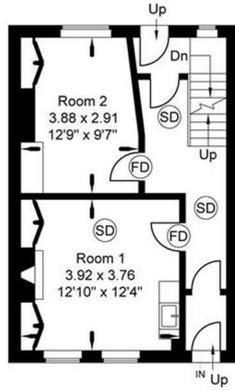
Illustration for identification purposes only, measurements are approximate, not to scale.

Key :

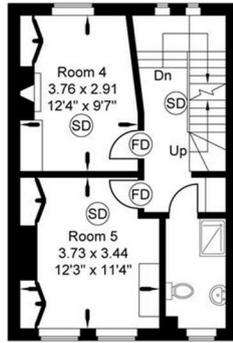
-  Smoke Alarm
-  Fire Doors



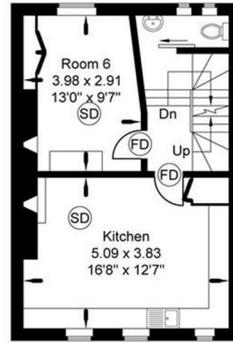
Lower Ground Floor



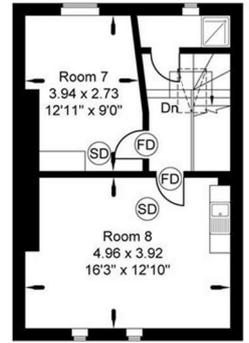
Ground Floor



First Floor



Second Floor



Third Floor

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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