

CHARLES ORLEBAR

Estate Agents & Auctioneers



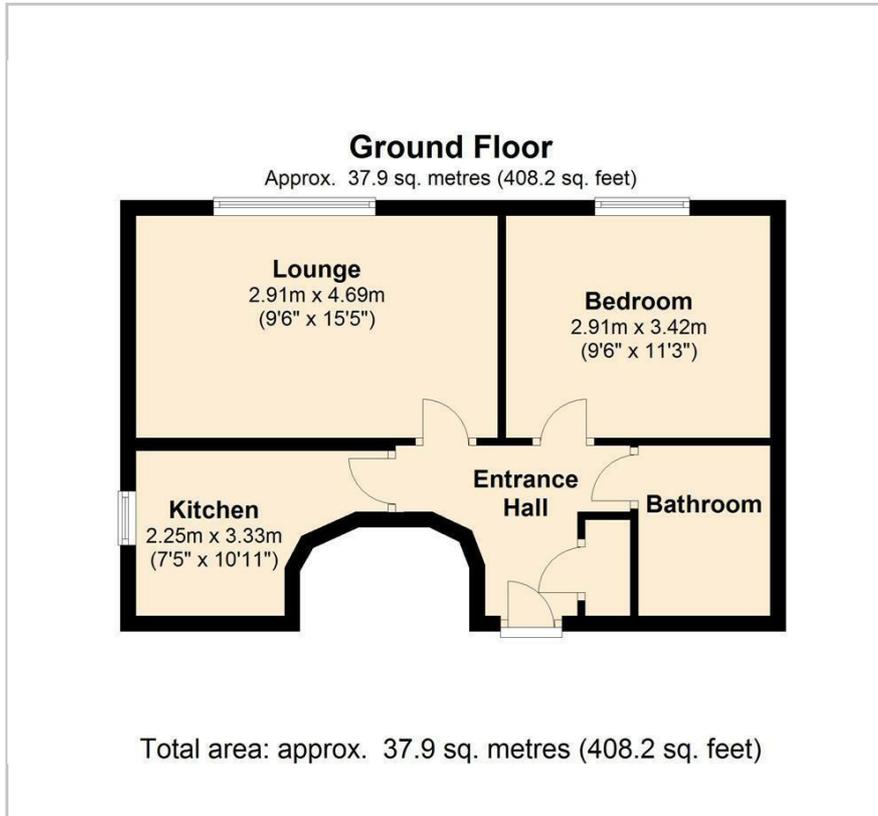
1d George Street

Higham Ferrers, Rushden, NN10 8JJ

Guide Price £70,000



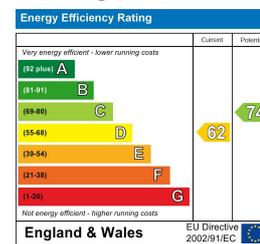
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

- Immediate 'exchange of contracts' available
- No chain
- Double Glazing
- Off Road Parking
- Being sold via 'Secure Sale'
- Tenant in occupation paying £695pcm
- Electric heating
- Gross return circa 9-10%



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000

Charles Orlebar presents - A one-bedroom first-floor flat located in the popular market town of Higham Ferrers. With lounge, separate kitchen, double bedroom and bathroom this represents an ideal investment property with a great return. Presented to the sales market with an occupying tenant meaning an immediate return. The existing rent paid is £695pcm, increasing to £750.60pcm in January 2026. Therefore providing a gross yield of approximately 9-10% subject to successful bid price.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.