

THE ESTATE AGENTS

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presents



Gray Street | Northampton | NN1 3QQ
Eight-unit residential apartment block
Fully let

FOR SALE
Guide Price £1,250,000

Location



Northampton - a growing hub for investment.

Northampton offers a compelling investment opportunity, supported by strategic regeneration projects and infrastructure upgrades aimed at revitalising the town. With a strong focus on business growth, urban development, and skills, Northampton is positioning itself as a modern centre for innovation and enterprise.

The town has benefited from significant government funding, including through the Towns Fund, supporting major initiatives like the transformation of the town centre and the development of new educational and commercial spaces. Projects such as the Four Waterside scheme and the University of Northampton's ongoing expansion are driving economic renewal and attracting inward investment.

Public-private partnerships are central to this growth, with collaboration between the local authority and developers delivering high-quality housing, mixed-use developments, and improved public spaces. Northampton's strong transport links, including direct rail to London and proximity to major motorways, further enhance its appeal.

Combined with cultural assets like the Royal & Derngate Theatre and an expanding leisure offer, Northampton is becoming an increasingly attractive destination for businesses, residents, and visitors alike.

About

Gray Street is a newly refurbished residential development comprising 8 fully furnished apartments in a prime Northampton location. Designed with both comfort and functionality in mind, the property is currently let, offering a turn-key investment opportunity.

The building includes:

- 6 two-bedroom apartments
- 2 one-bedroom apartments

All apartments feature carpeted living areas, laminate-finished kitchens, and are equipped with separate utility meters. Recent EICRs and EPCs have been completed, ensuring compliance and energy efficiency.

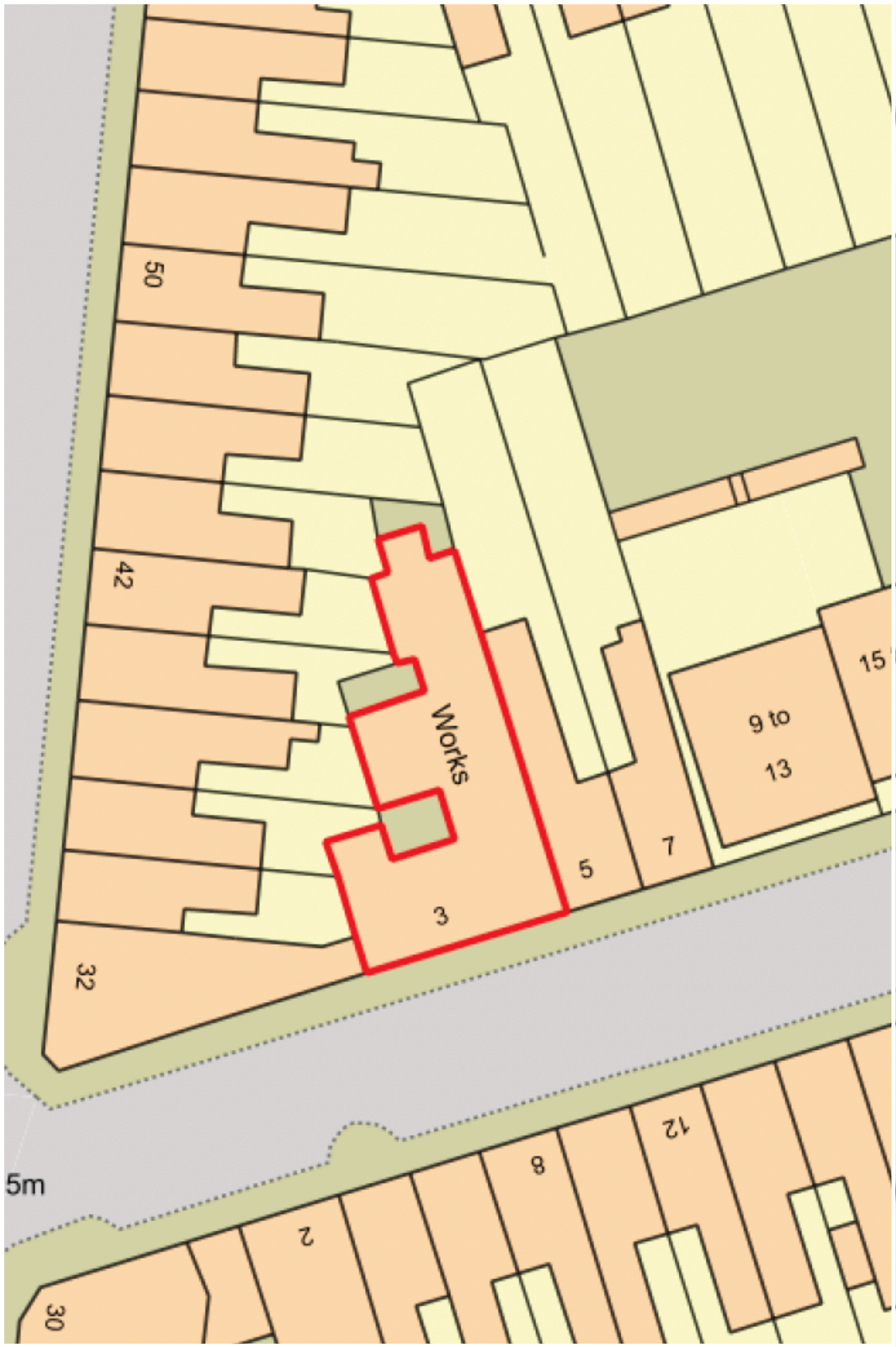
Rental income is set at:

- £1,100 PCM for apartments 1-7
- £950 PCM for apartment 8
- This generates a total annual income of £103,800, with a fixed 2-year lease term (ending September 2026)

Ideally suited to professionals and families, 3 Gray Street offers high-quality living with excellent connectivity to Northampton town centre, transport links, and local amenities—making it equally attractive to both tenants and investors.

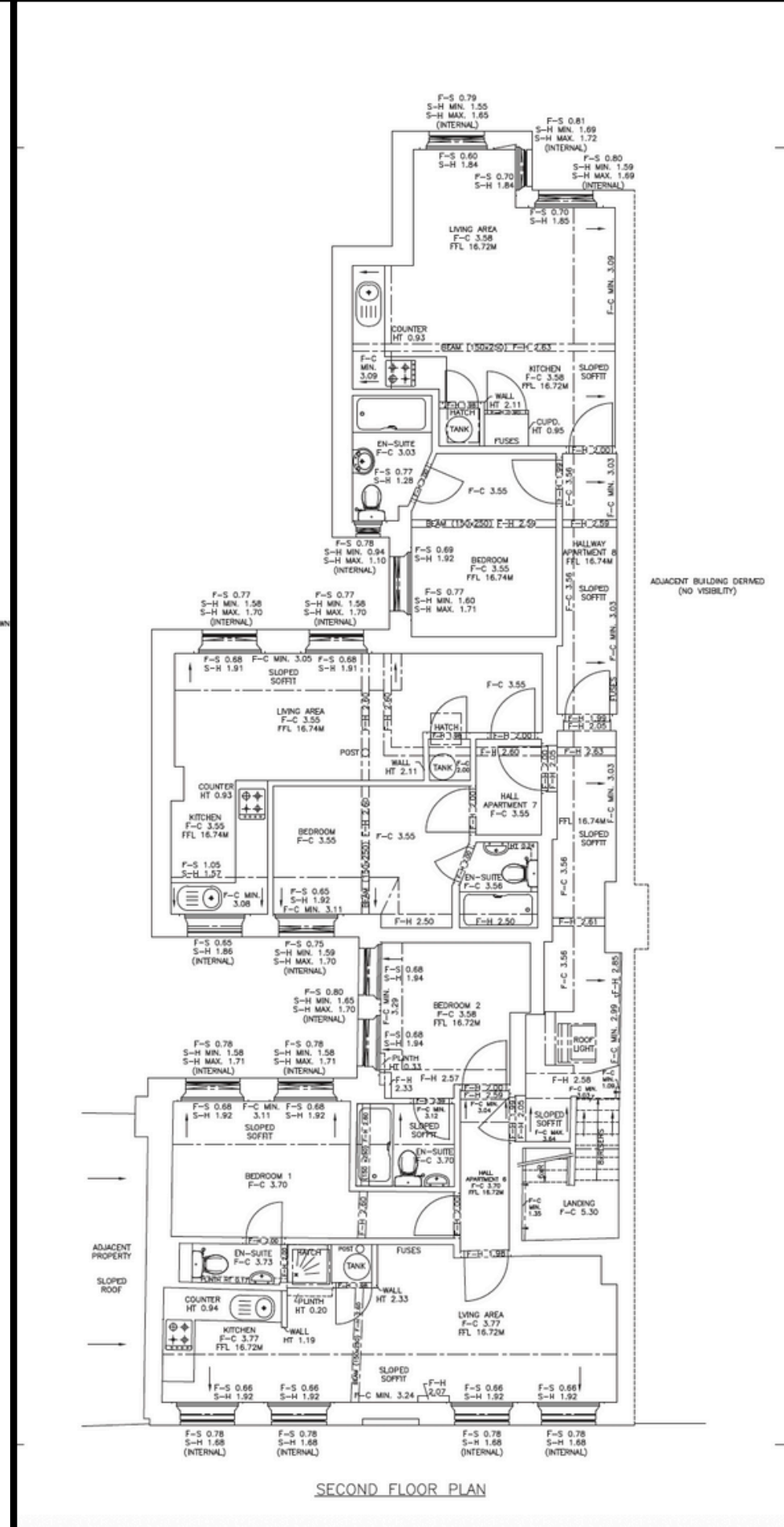
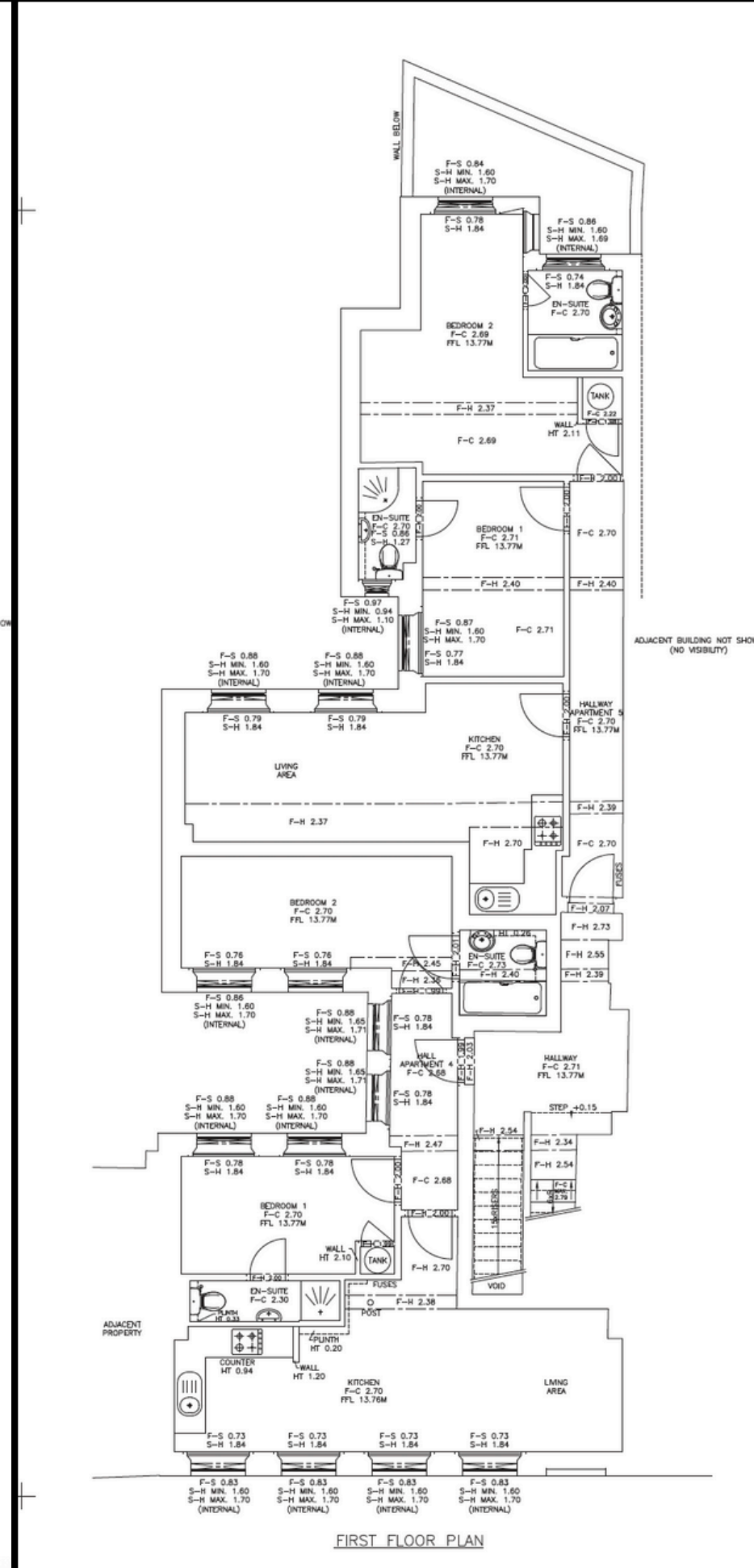
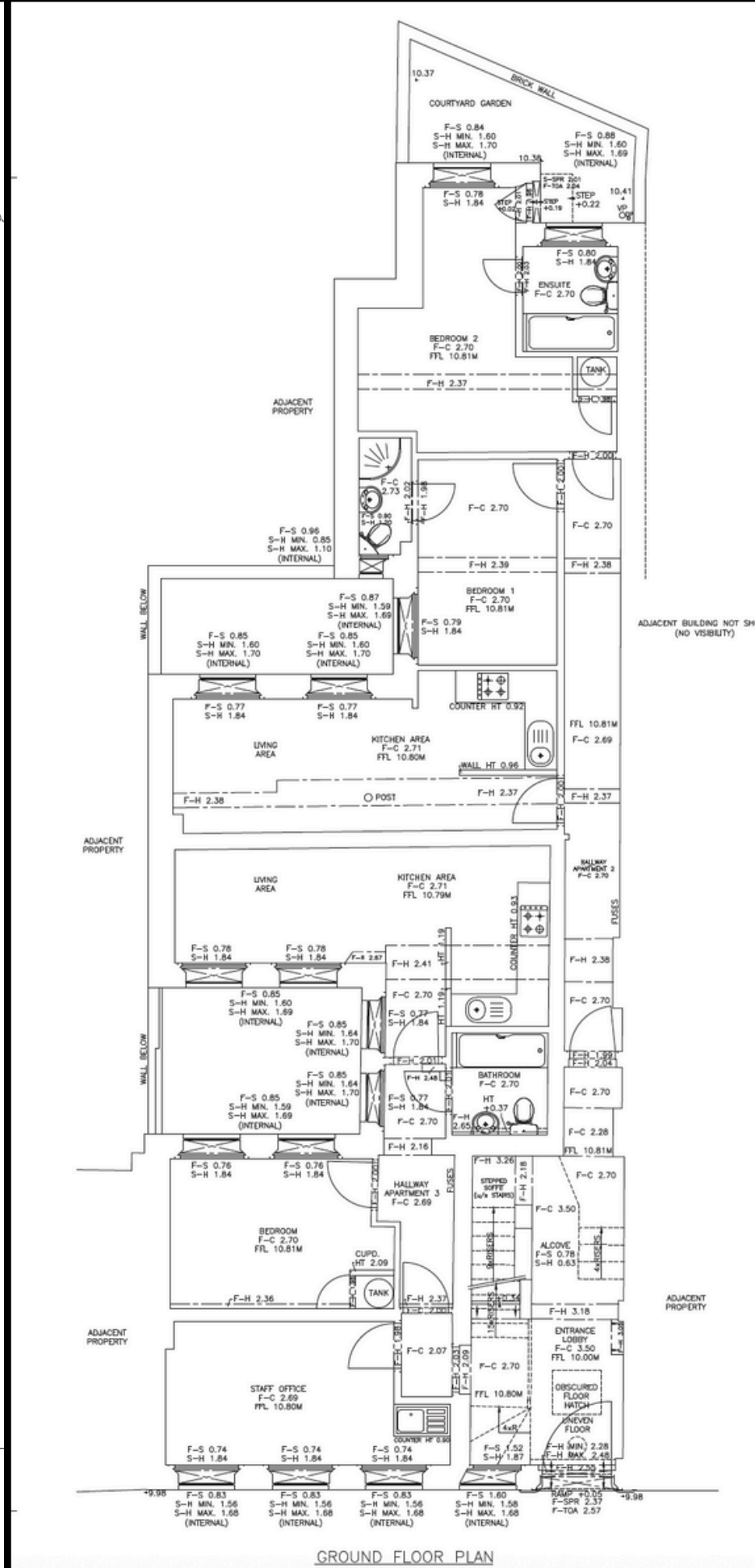
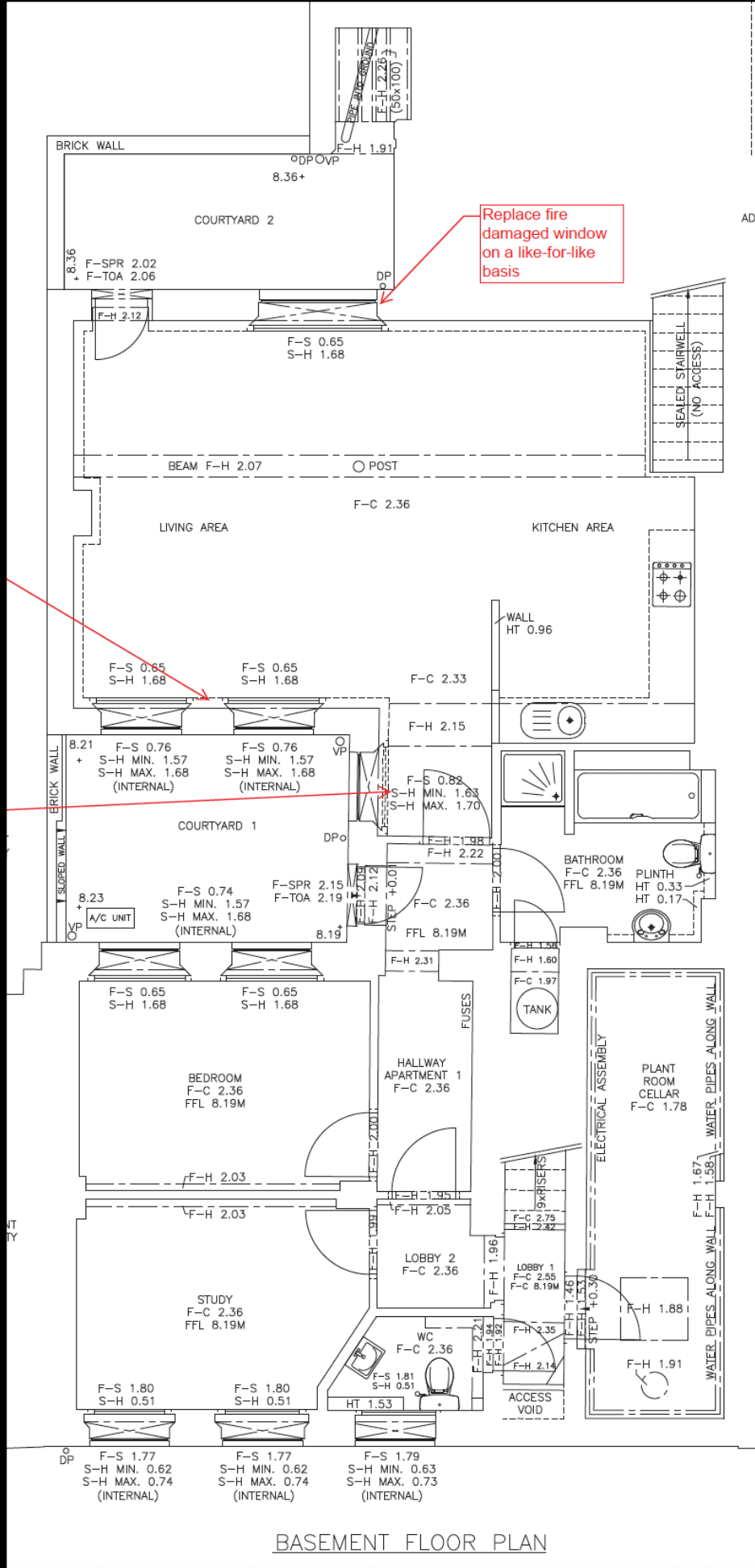


Schedule



Floor Level	Unit Number	Size (m²)
Basement	1	73.3
Ground	2	50.5
Ground	3	46.3
1st	4	53
1st	5	47.4
2nd	6	43.5
2nd	7	37.2
2nd	8	34.3

Floor Plans



Photos



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