

**Flat 1 77 Ethel Street  
Abington  
NORTHAMPTON  
NN1 5ER**

**£795 PCM**



- **\*\*\*AVAILABLE EARLY JUNE\*\*\***
- **DOUBLE BEDROOM**
- **STORAGE HEATING**
- **ENERGY EFFICIENCY RATING: D**

- **DUPLEX MAISONNETTE**
- **GATED COURTYARD**
- **CLOSE TO NORTHAMPTON HOSPITAL**
- **COUNCIL TAX BAND: A**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

\*\*\*Available Early June\*\*\*A one bedroom converted duplex maisonette situated just off the vibrant Wellingborough Road close to all its amenities and has easy access to Northampton Town Centre. The accommodation comprises in brief; communal courtyard, lounge / Diner, kitchen and bedroom & shower room

### **Open plan/living kitchen**

16'4" x 12'4" (4.98 x 3.78)

Entered via double glazed door, kitchen fitted with a range of wall and base units with roll edge work surfaces, fitted appliances to include hob, oven and extractor over, washing machine, undercounter fridge, stainless steel sink with drainer and mixer tap over, complimentary tiling and stairs to basement bedroom.

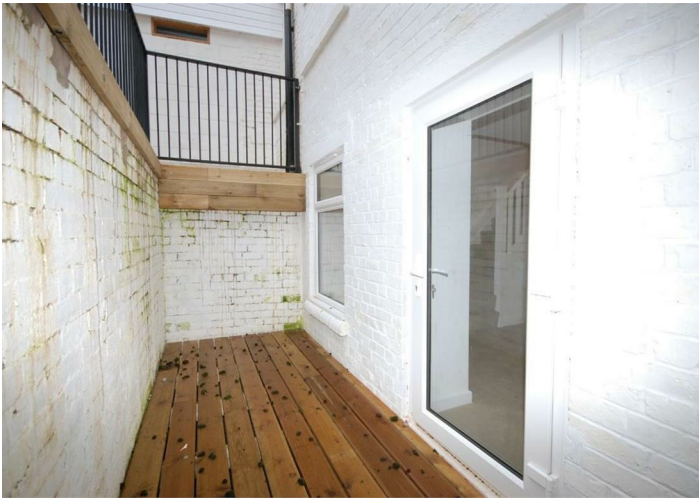
### **Shower room**

Frosted double glazed window to front aspect, shower enclosure, pedestal wash hand basin, low level w.c, heated towel rail and complementary tiling.

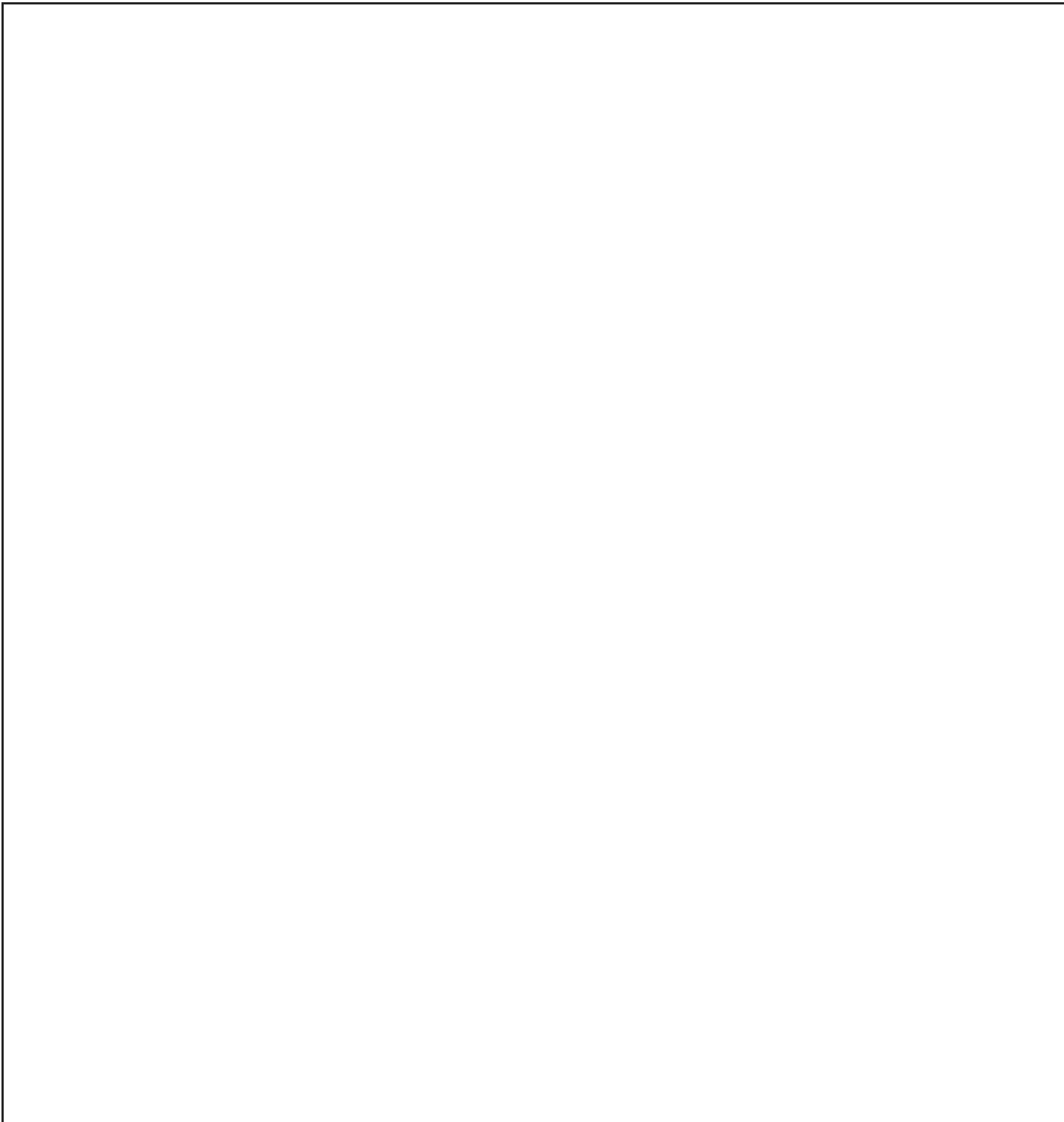
### **Bedroom**

13'3" x 12'3" (4.04 x 3.75)

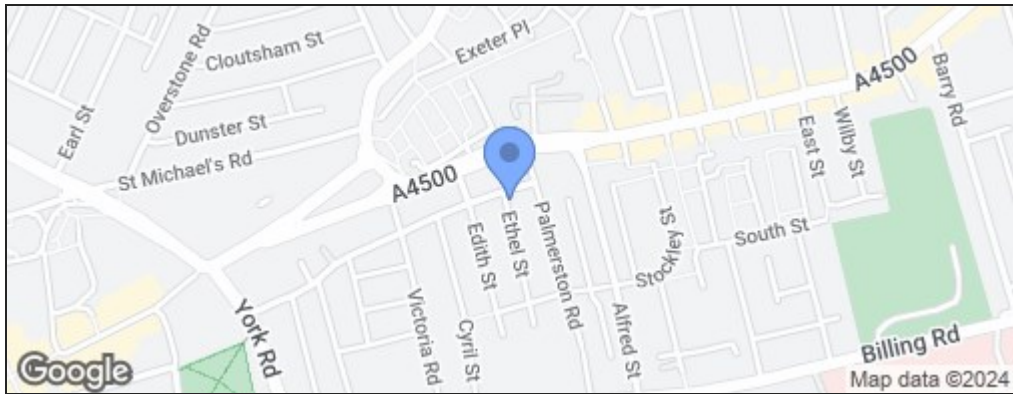
Double glazed window and door to front aspect and terrace.







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>	68	68
(55-68) <b>D</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	



**Disclaimer**

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.