

27 Guildhall Road

**NORTHAMPTON
NN1 1AG**

£850 Per Month



- **CENTRAL LOCATION**
- **TWO BEDROOMS**
- **GAS CENTRAL HEATING**
- **SECOND FLOOR APARTMENT**

- **CULTURAL QUARTER**
- **INTEGRATED APPLIANCES**
- **OPEN PLAN LIVING/DINER**
- **ENERGY EFFICIENCY RATING: C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now****

Situated central to Northampton town is this two bedroom apartment close to theaters, shops and the market square. The property consists of a fitted kitchen accompanied with integrated appliances such as a dishwasher, washing machine and a fridge/freezer. There is a lounge diner, a bathroom with shower over bath and two bedrooms. The property also benefits from gas central heating. ****Sorry no pets, no smokers****

Lounge/Diner

14'4" x 5'4" min (4.37 x 1.65 min)

Kitchen

7'4" x 8'1" (2.25 x 2.47)

Bathroom

Bedroom One

17'9" x 7'1" (5.42 x 2.17)

Bedroom Two

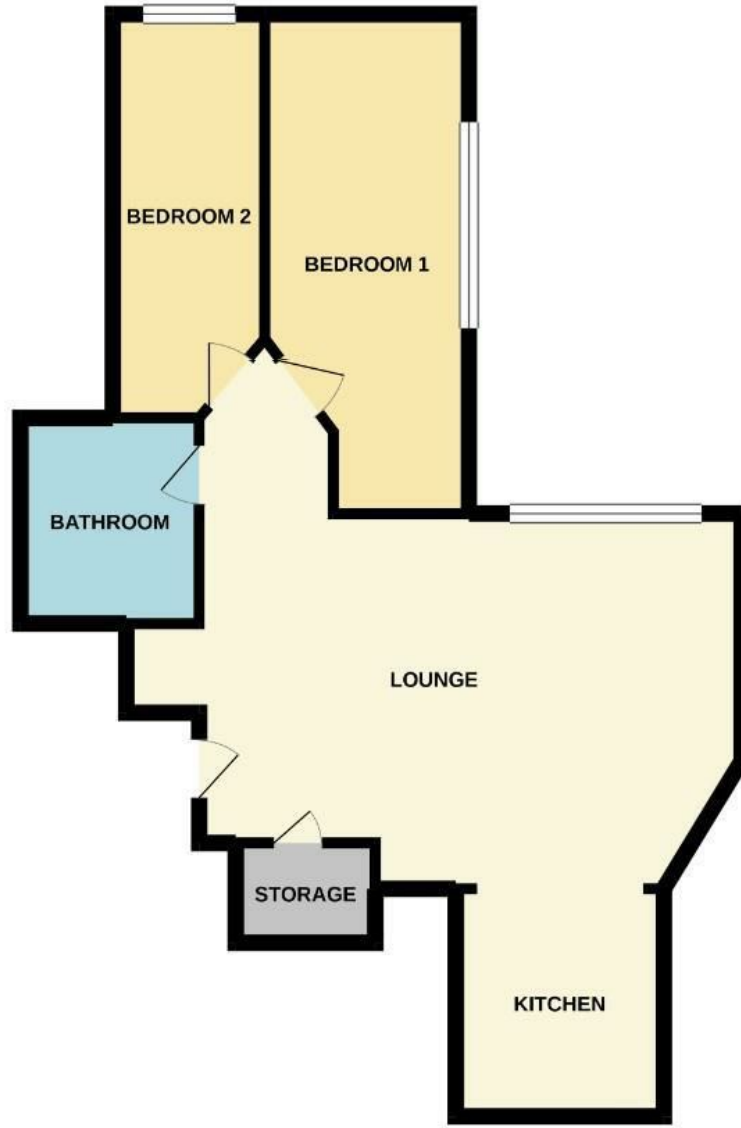
14'4" x 5'4" (4.37 x 1.65)

Agent's Notes

Council Tax Band; C



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.