

**Flat 7, George Weed 72 St  
Michaels Road  
NORTHAMPTON  
NN1 3JU**

**£775 Per Month**



- **AVAILABLE END AUGUST**
- **ONE BEDROOM**
- **PERSONAL BIKE STORE**
- **ENERGY EFFICIENCY RATING: C**

- **FIRST FLOOR FLAT**
- **KITCHEN/LOUNGE**
- **NEW CARPETS AND DÉCOR**
- **COUNCIL TAX BAND: A**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*Available End August \*\*** A first floor flat with high ceilings and exposed brickwork located within an attractive factory conversion close to Northampton town centre. The property has been redecorated and has had new flooring and carpets. The accommodation comprises of a lounge/ kitchen, bedroom and shower room. There is an additional personal storage cupboard on the ground floor which is suitable for bikes. Parking permits for on-street parking are available at a concessionary rate from Northampton Borough Council. **\*\*Unfurnished, no pets\*\***

### **Entrance hall**

Understairs storage cupboard, concertina door, dog-leg stairs rising to landing, cupboard housing hot water cylinder, fuse box, intercom phone with TV.

### **Lounge/ kitchen**

22'14" x 10'8" (6.75 x 3.32)

22' 2" x 10' 11" (6.75m x 3.32m) (Max)

### **Lounge area**

Exposed brick work to one wall, radiator, wall light points, chrome spotlights to ceiling, two large sealed unit windows to the front.

### **Kitchen**

Fitted with grey base and wall mounted cupboards incorporating chrome handles, wood trim work surface space, inset single drainer stainless steel sink unit, built-in single oven, electric hob with stainless steel extractor fan over, plumbing for washing machine, space for tall standing fridge/ freezer, laminate flooring, spotlights to ceiling, radiator.

### **Bedroom**

9'18" x 8'5" (2.80 x 2.60)

9' 2" x 8' 6" (2.80m x 2.60m) Spotlights, radiator, part frosted full height window to front elevation.

### **Shower Room**

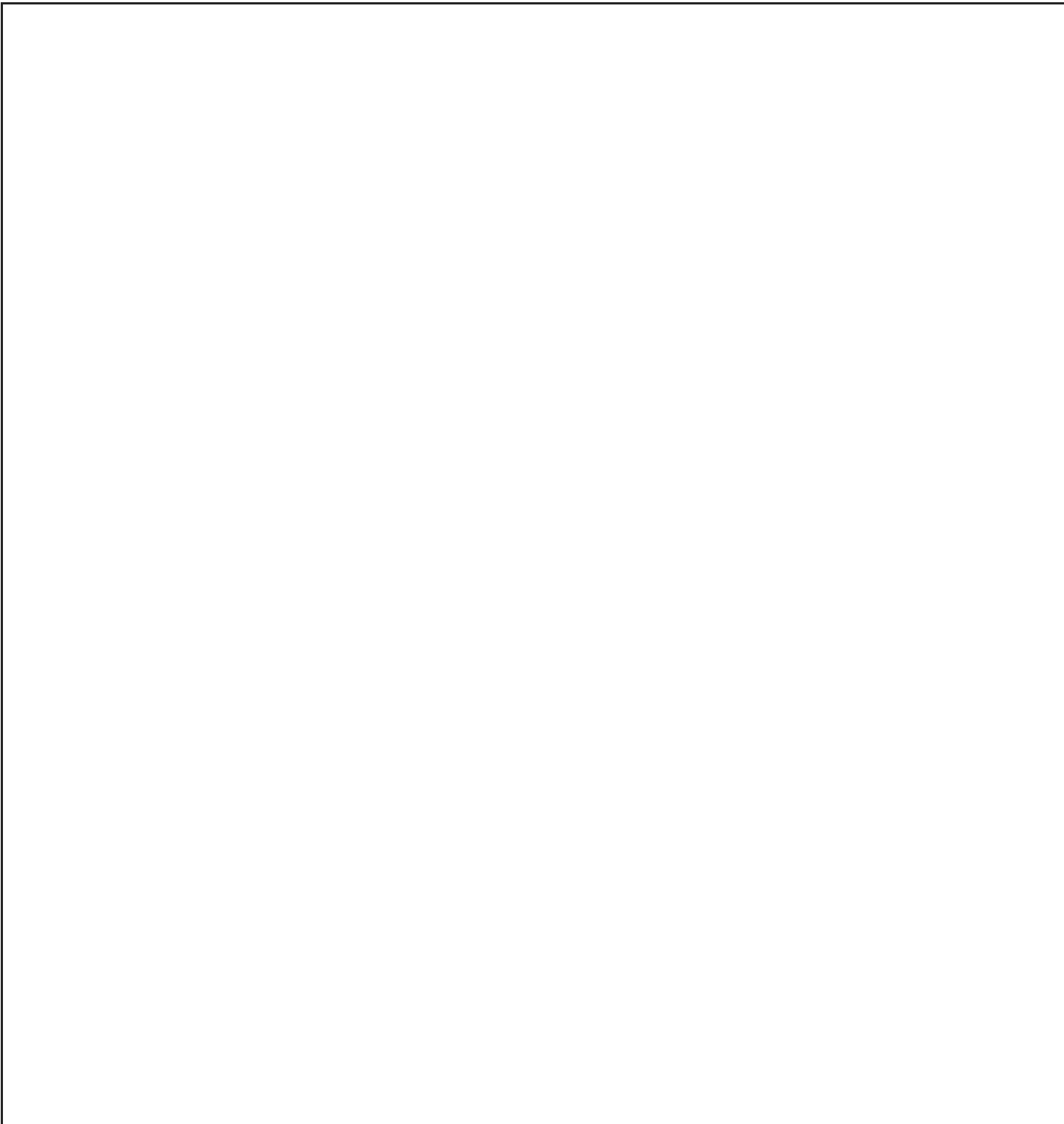
Three piece suite of shower cubicle, wall mounted wash hand basin with tiled splash back, close coupled WC, sunken spotlights to ceiling, extractor fan, electric shaver point.

### **Storage room**

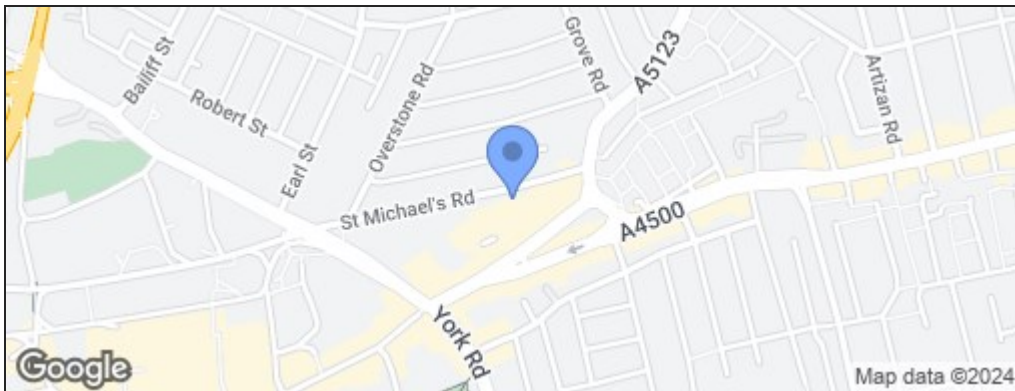
The property comes with a storage room located on the ground floor which is large enough to incorporate a couple of bikes.

### **Agent's Notes**

Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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.