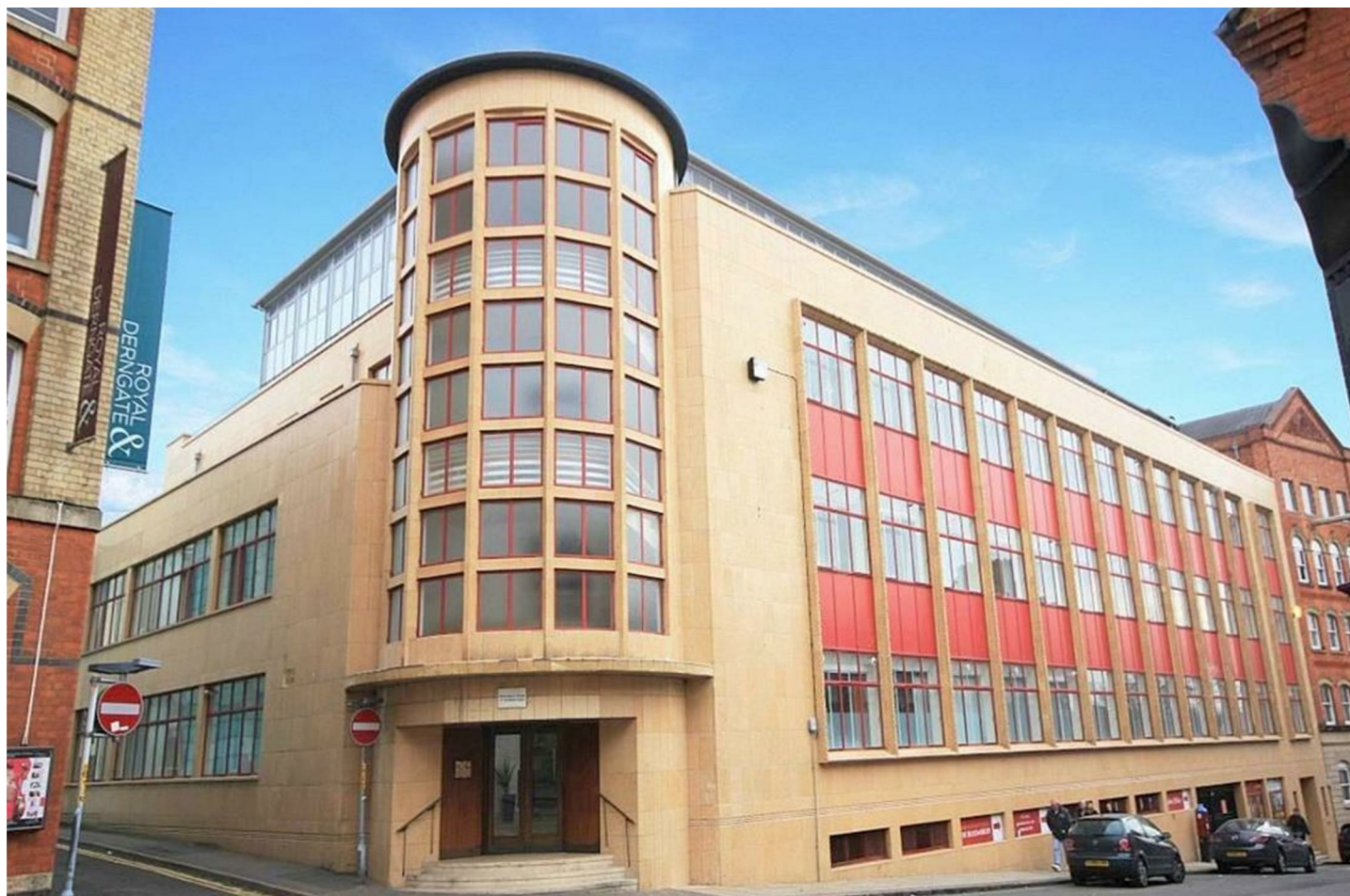


**87 Bloomsbury House
27 Guildhall Road
NORTHAMPTON
NN1 1AG**

£875 PCM



- **AVAILABLE MAY**
- **UNFURNISHED**
- **OPEN PLAN RECEPTION ROOM**
- **COUNCIL TAX BAND : B**

- **TOWN CENTRE LOCATION**
- **TWO BEDROOMS APARTMENT**
- **INTEGRATED APPLIANCES**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available May**** A two bedroom second floor apartment located in the highly popular Bloomsbury House, situated in the heart of the Cultural Quarter close to the Derngate & Royal theatres and the Errol Flynn Filmhouse, featuring original factory style windows with views over Northampton. The accommodation, comprises in brief entrance hall, open reception room including a high quality kitchen with built in appliances, two bedrooms, and a bathroom. The property also benefits from gas central heating.

Entrance

Enter via wooden door, cupboard housing boiler and fusebox.

Open Plan Reception

14'3" x 12'10" (4.36 x 3.93)

Factory style window, radiator.

Kitchen

A range of wall and base units with granite work surface over, integrated appliances to include oven, hob, microwave, fridge, freezer, dishwasher, and washing machine.

Bedroom one

16'9" x 8'1" (5.11 x 2.48)

5.11m reducing to 2.69m min x 2.48m

Factory style window, radiator.

Bedroom two

8'9" x 8'3" (2.68 x 2.54)

Factory style window, radiator.

Bathroom

275 x 221

Bath with shower over, low level wc, wall mounted sink unit, ceramic tiled flooring, complimentary tiling, heated towel rail, extractor.


Agent' s Notes

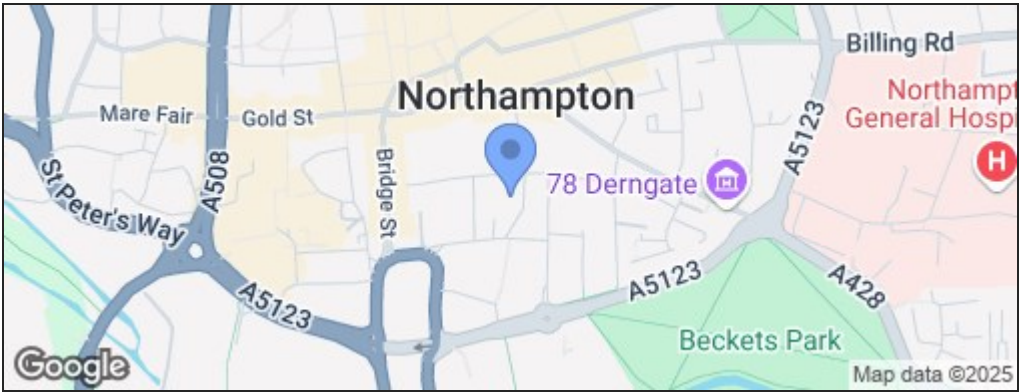
Local Authority: West Northamptonshire Council

Council Tax Band - B

****AGENTS NOTE - HOLDING DEPOSIT****

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	78
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.