

**Flat 25 34a Gold Street
Town Centre
NORTHAMPTON
NN1 1FL**

£825 Per Month



- **AVAILABLE NOW**
- **ONE BEDROOM**
- **WALKING DISTANCE TO RAILWAY STATION**
- **ENERGY EFFICIENCY RATING: D**
- **SECOND FLOOR FLAT**
- **KITCHEN WITH APPLIANCES**
- **CLOSE TO SHOPS AND RESTAURANTS**
- **COUNCIL TAX BAND: A**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available now**** A one bedroom flat located in the heart of Northampton town centre and only a five minute walk from Northampton railway station (Euston in just over one hour). The property is part of a recent refurbishment project and offers good quality fitments including a kitchen with oven, hob, microwave, washing machine and fridge/freezer.

Hall

Entry through hardwood door, video entry system, laminate floor.

Lounge/ Kitchen

16'11" x 7'11" max (5.17 x 2.43 max)

Lounge Area

Laminate floor, electric wall heater.

Kitchen Area

Fitted with base and wall mounted cupboards, inset single drainer stainless steel sink unit, square edge work surface space, built-in electric oven, inset electric hob with extractor fan over, tall standing fridge/freezer, fitted washing machine, laminate floor, sunken spotlights to ceiling, window to side elevation.

Bedroom

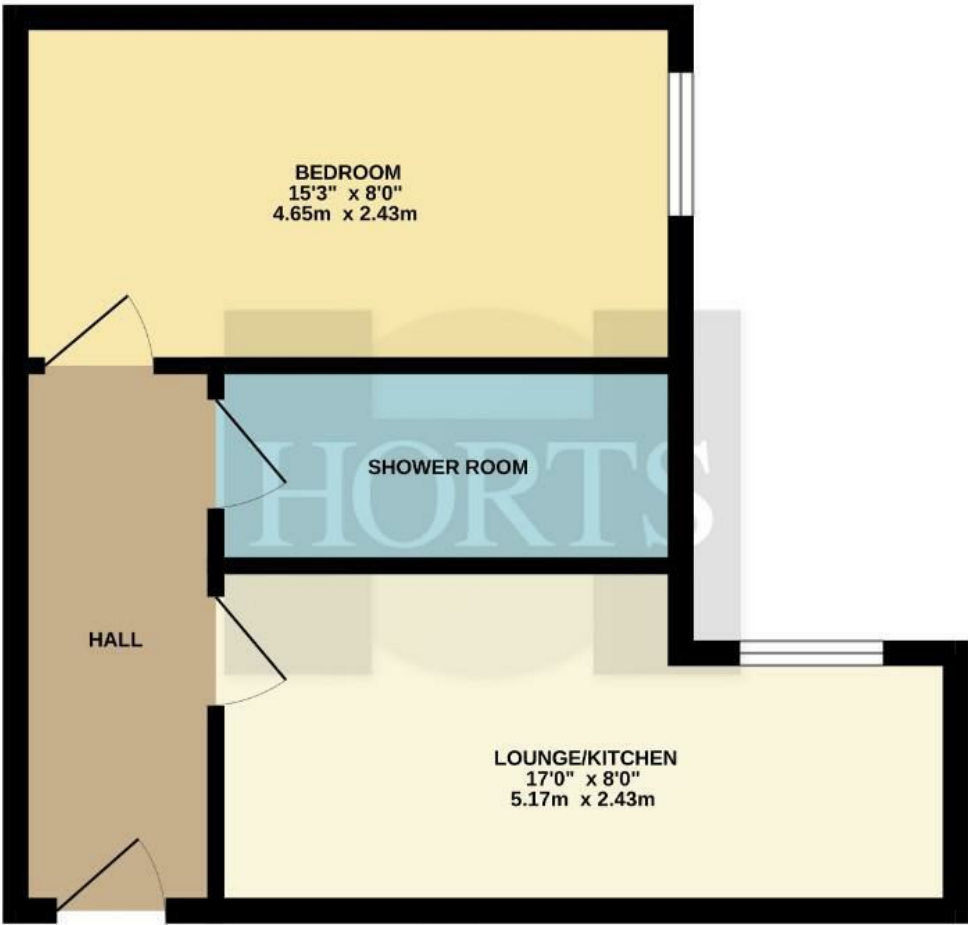
15'3" x 7'11" (4.65 x 2.43)

Laminate floor, electric panel heater, window to rear elevation.

Shower Room

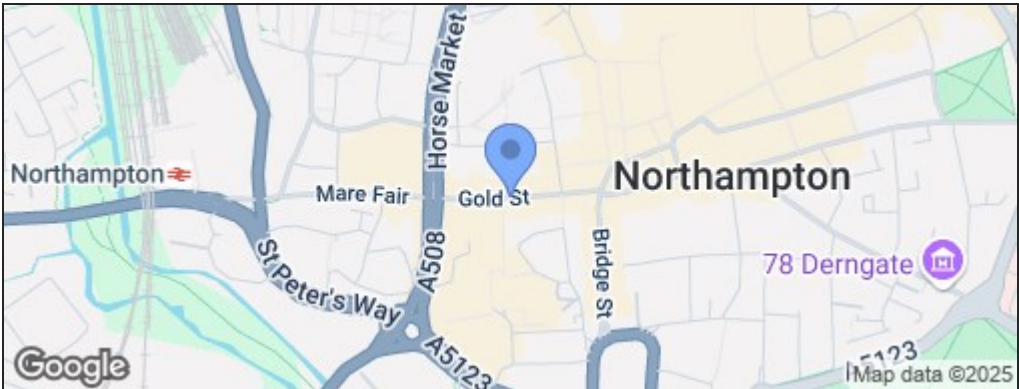
Three piece white suite of shower cubicle, pedestal wash hand basin with mirror and splash back, close coupled WC, laminate flooring, heated towel rail, laminate spotlights to ceiling.

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		
(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.