

**Flat 6 7 Spencer Parade
Town Centre
NORTHAMPTON
NN1 5AA**

£975 Per Month



- ****AVAILABLE END NOVEMBER****
- **TWO BEDROOMS**
- **FULLY FITTED KITCHEN**
- **LOCATED IN THE CULTURAL QUARTER**
- **ENERGY EFFICIENCY RATING: D**

- **FIRST FLOOR APARTMENT**
- **INDIVIDUAL STYLING**
- **TILED SHOWER ROOM**
- **WALKING DISTANCE TO STATION**
- **COUNCIL TAX BAND: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available November**** A two bedroom first floor apartment within a refurbished period property in the heart of Northampton's cultural quarter. Kitchen comes with oven, hob, fridge and washer dryer. The property is located opposite St Giles Church and within easy walking distance of Becketts Park, Northampton Town Centre and the Northampton train station.

****Unfurnished, no pets****

Entrance Hall

Entry phone, doors off to all rooms.

Lounge/Diner/Kitchen

24'11" x 16'4" max (7.61 x 5.00 max)

Lounge Area

TV and telephone points, sunken spotlights to ceiling, electric panel heater, two windows to front elevation, window to the side elevation, corner window with ornament shelf.

Kitchen/Dining Area

L-shaped kitchen comprising of base and wall mounted cupboards, square edge work surface space, built-in single electric oven, inset electric hob with stainless steel extractor fan over, inset one and a half bowl stainless steel sink unit, integrated fridge and freezer, fitted washer/dryer, laminate flooring to kitchen area, sunken spotlights to ceiling, electric panel heater, windows to side and front elevations.

Bedroom One

13'5" x 10'4" (4.11 x 3.17)

TV point, electric panel heater, windows to side and rear elevations.

Bedroom Two

9'10" x 7'11" (3.02 x 2.43)

Electric panel heater, TV point, semi frosted window to front elevation.

Shower Room

Three-piece white suite of double shower cubicle, pedestal wash hand basin, close coupled WC, heated chrome towel rail, electric shaver point, extractor fan, tiled floor, half tiling to walls and full height tiling to shower area, frosted window to front elevation.

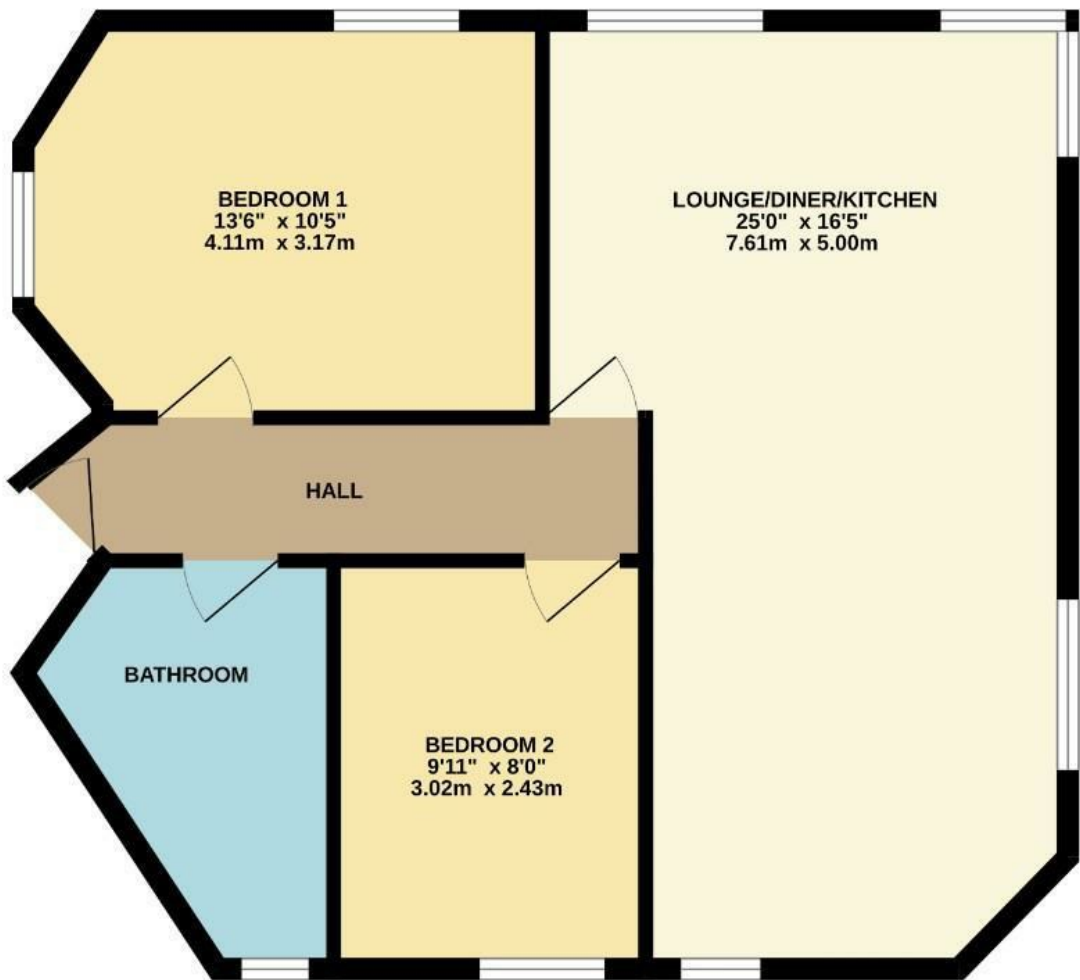
Agents notes

Electricity within the communal areas to be split on a 1/12th basis.

Parking

Parking permits can be obtained from the Northampton Borough Council at concessional rates and are for use within nominated car parks.

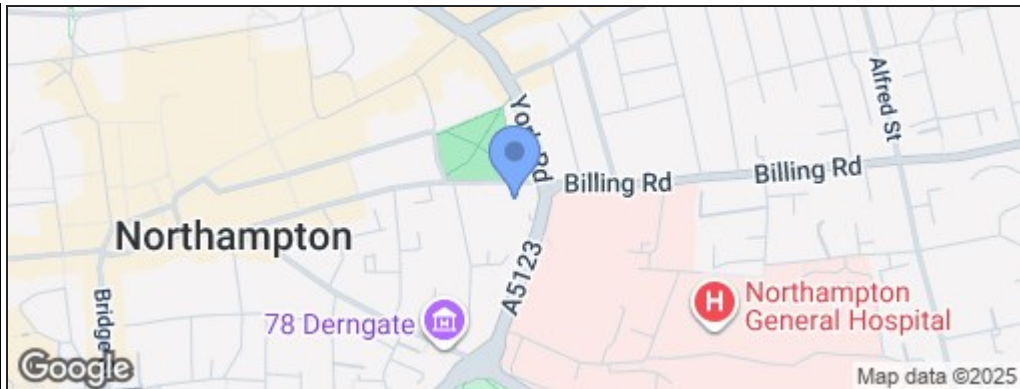
GROUND FLOOR



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		79
(55-68) D	63	
(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.