

**12 The Whitehouse 69 Berrywood Road  
St Crispin**

**NORTHAMPTON  
NN5 6GQ**

**£850 Per Month**



- **AVAILABLE FROM 10TH OCTOBER**
- **ONE BEDROOM**
- **GAS RADIATOR HEATING**
- **CLOSE TO AMENITIES**

- **FIRST FLOOR FLAT**
- **KITCHEN WITH APPLIANCES**
- **ALLOCATED PARKING**
- **ENERGY EFFICIENCY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*Available from 12th October\*\*** A one bedroom first floor apartment located in the popular St Crispins area of Northampton and offering easy access to both Northampton town centre, the railway station and junction 15a of the M1 motorway. The property has radiator heating, double glazing and a kitchen with fitted oven, gas hob, fridge/freezer and dishwasher. There is allocated parking for one car. **\*\*Unfurnished, no pets\*\***

## **Internally**

### **Entrance Hall**

Coat hanging cupboard, single radiator.

### **Lounge**

17'9" x 11'7" (5.43 x 3.54)

Two double panel radiators, two windows to the rear elevation.

### **Kitchen**

8'5" x 8'0" max (2.59 x 2.45 max)

Combination of both white base and wall mounted cupboards, inset one and half bowl single drainer stainless steel sink unit, roll top work surface space, built-in single electric oven, inset gas hob with extractor fan over, integrated dishwasher and fridge/freezer, plumbing for washing machine, laminate flooring, sunken spotlights to ceiling, cupboard housing gas fired heating boiler. PLEASE NOTE THAT THE DISHWASHER AND FRIDGE/FREEZER ARE OFFERED AS A GIFT AND WILL NOT BE MAINTAINED BY THE LANDLORD.

### **Bedroom**

15'6" x 11'5" max (4.74 x 3.50 max)

L shaped room, built-in double wardrobe, double panel radiator, two windows to the rear elevation.

### **Bathroom**

Three piece white suite of panelled bath with shower and screen, wash hand basin with vanity cupboard under, WC with enclosed cistern, laminate flooring, full height tiling to bath and shower area, heated chrome towel rail, electric shaver point.

## **Externally**

### **Parking**

The property offers allocated parking for one car.

### **Garden**

There are communal gardens.

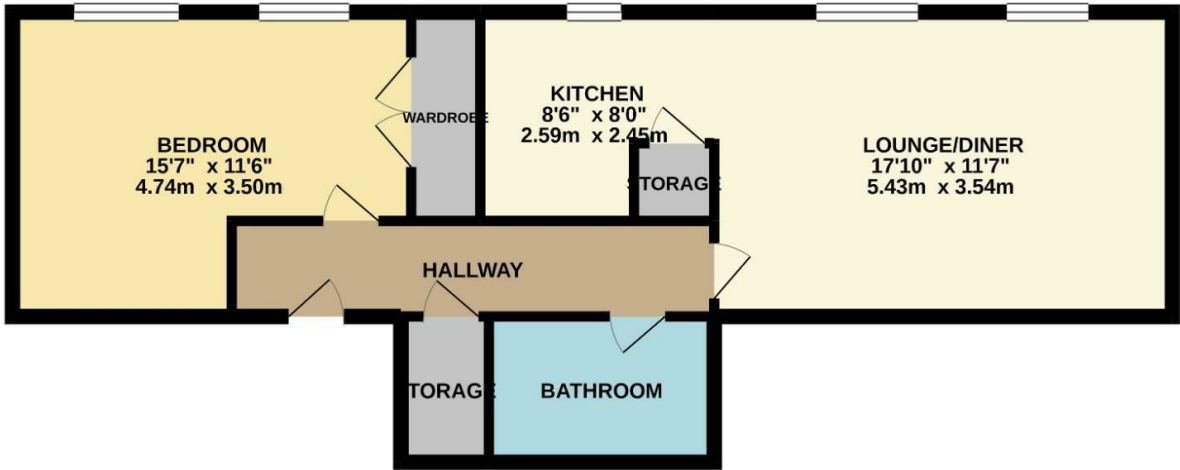
### **Agents Notes:**

Council Tax Band: C

**\*\*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.

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	81	81
(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.