

**2 The Green St. Peters Way
Town Centre
NORTHAMPTON
NN1 1TD**

£850 Per Month



- AVAILABLE NOW
- GROUND FLOOR
- RADIATOR HEATING
- BROADBAND INCLUDED (VIRGIN)
- ENERGY EFFICIENCY RATING: D

- ONE BEDROOM FLAT
- KITCHEN WITH APPLIANCES
- TWO MINUTE WALK TO STATION AND TOWN
- CAR PARKING SPACE
- 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 ground floor, one bedroom flat, with parking and located only a two-minute walk into the Northampton Town Centre or Railway Station. The property benefits from radiator heating, a shower room with double shower cubicle and kitchen with appliances. ****Part furnished, sorry no pets****

Kitchen/lounge

17'11" x 14'9" max (5.48 x 4.51 max)

Lounge Area

Laminate flooring, double radiator, sunken spotlights to ceiling, window to front elevation.

Kitchen Area

Fitted with base and wall-mounted cupboards, roll top work surface space, inset single drainer stainless steel sink unit, fitted electric cooker, fitted fridge, fitted washing machine, half tiling to splash areas, sunken spotlights to ceiling, laminate flooring, breakfast bar area.

Bedroom

10'10" x 9'8" (3.31 x 2.96)

Fitted wardrobes and drawers, sunken spotlights to ceiling, radiator, window to front elevation.

Shower Room

Three-piece suite of double-width shower cubicle, pedestal wash hand basin with tile splashback and mirror over, close-coupled WC, heated chrome towel rail, sun spotlights to ceiling, electric shaver point, extractor fan.

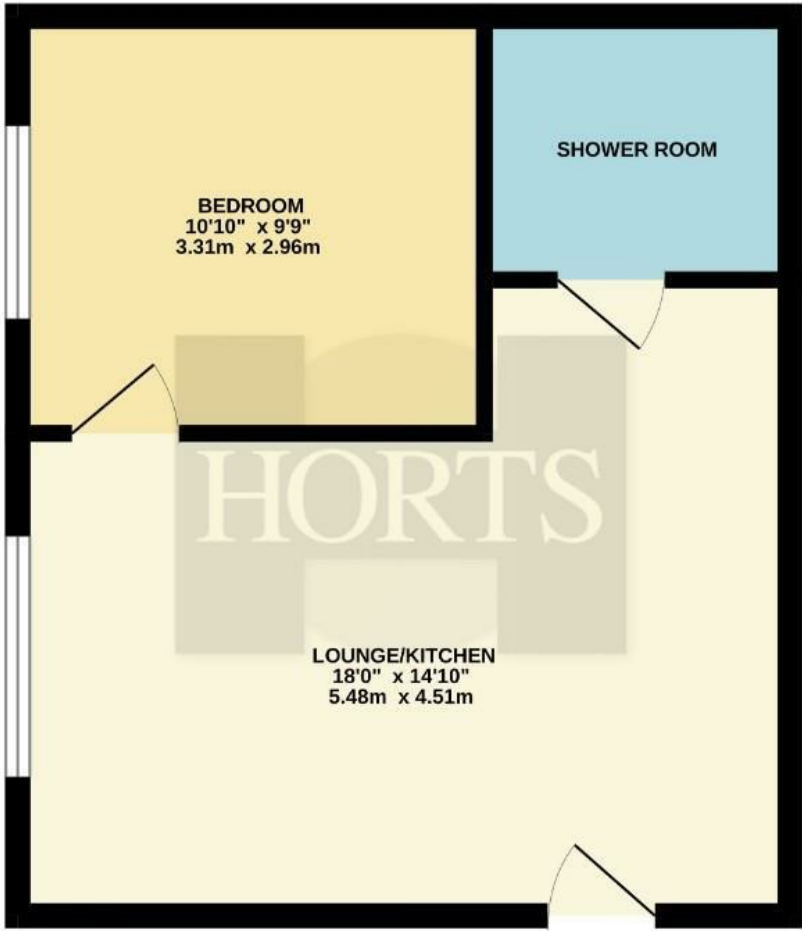
Externally

The property is accessed via its own enclosed walkway.

Parking

The property is offered with a permit for one parking space.

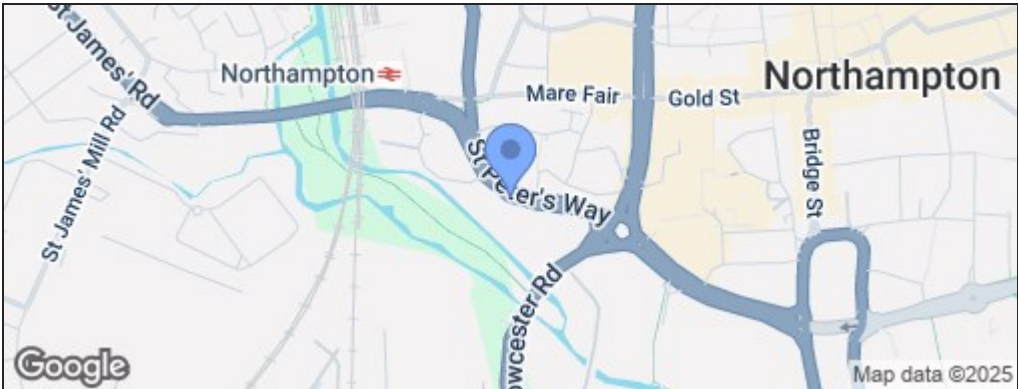
GROUND FLOOR



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	61	61
(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.