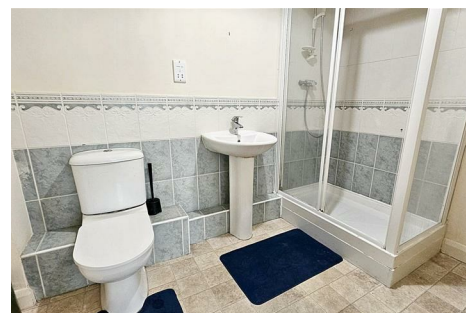


**15 Bradgate House
Billing Road
NORTHAMPTON
NN1 5BH**

£1,100 Per Month



- **AVAILABLE NOW**
- **TWO BEDROOMS**
- **CLOSE TO TOWN CENTRE**
- **ALLOCATED PARKING**

- **GROUND FLOOR APARTMENT**
- **EN-SUITE SHOWER ROOM**
- **CLOSE TO NGH**
- **ENERGY EFFICIENCY RATING: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now, No pets**** A two bedroom ground floor apartment located in the very popular Bradgate House on the Billing Road. The property is in excellent condition benefiting from UPVC sealed unit windows and allocated parking to the rear. The accommodation comprises in brief of Lounge/Diner, Kitchen with appliances, master bedroom with en-suite shower room, second bedroom and bathroom. The property is located within easy walking distance of Northampton Town Centre.

Entrance Hall

Entry phone with CCTV, airing cupboard with slatted linen shelving.

Lounge/Diner

1469'10" x 1266'5" (448 x 386)

TV Ariel point, Telephone connection point, electric storage heater, two windows to the front elevation.

Kitchen

915'4" x 876'0" (279 x 267)

Fitted with base and wall mounted cupboards, inset one and half bowl sink unit, roll top work surface space, fitted electric oven, inset electric hob with stainless steel extractor over, integrated fridge/freezer, built in washing machine, integrated dishwasher, spotlights to ceiling, wood effect flooring, half tiling to walls, under unit lighting, window to rear elevation.

Bedroom One

1499'4" x 1072'10" (457 x 327)

Fitted triple wardrobes, electric storage heater, TV Ariel point, window to rear elevation, door to;

En-suite Shower Room

Double shower cubicle, pedestal wash hand basin, closed coupled W.C, heated towel rail, extractor fan, electric shaver point.

Bedroom Two

1115'6" x 1017'1" (340 x 310)

Electric storage heater, telephone connection point, window to front elevation.

Bathroom

Three piece suite comprising of panel bath with electric shower over, pedestal wash hand basin, closed coupled W.C, half tiling, heated towel rail, extractor fan, electric wall heater.

Parking

The property benefits from allocated parking.

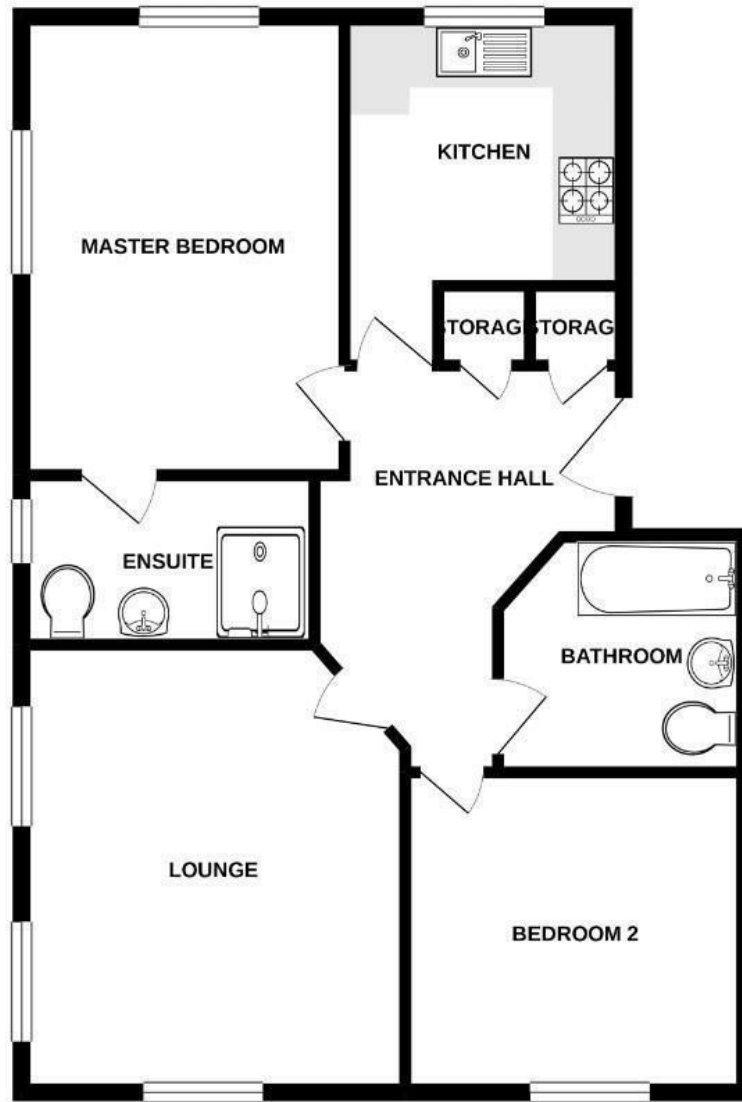
Agency Notes

Local Authority: West Northamptonshire Council
Council Tax Band - D

****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

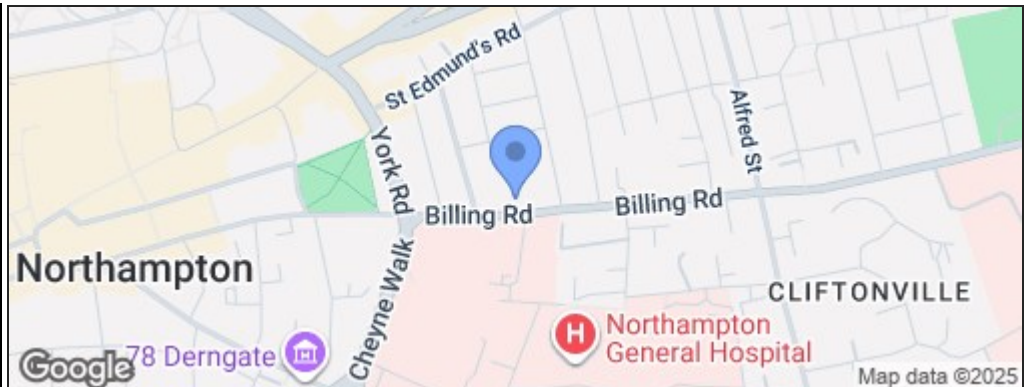
GROUND FLOOR



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		
(69-80) C	77	79
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.