

34-48 Talbot Road  
Northampton  
NN1 4JA

£1,000 Per Month

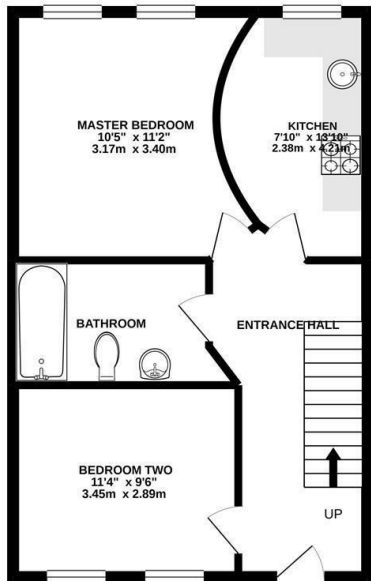


OSCAR JAMES

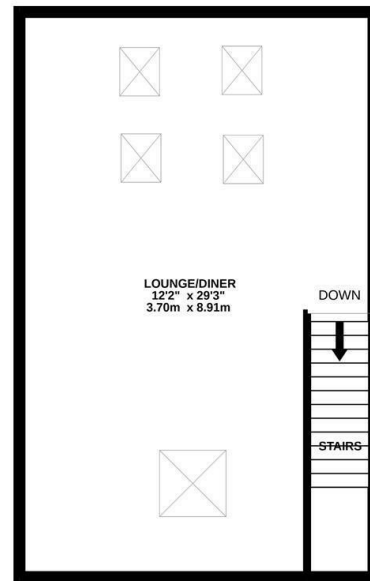
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.

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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## AT A GLANCE...



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## WHAT'S GREAT?

Oscar James are delighted to offer for rent this top floor, two bedroom duplex apartment with a wealth of character, situated in the heart of Northampton.

The property is situated within close proximity to Northampton town centre and only a short distance to the racecourse.

Upon entering the property you will find a generous size hallway, fitted kitchen with a host of integrated appliances, two double bedrooms with vaulted ceilings and a three piece bathroom suite.

To the first floor there is a large living/dining room with raised seating area, this would make an ideal reading area.

Externally, you benefit from a secure parking area with a designated parking space.

To arrange your internal viewing, please call our Northampton office today on 01604 622722 or 01933 830300!

...expect excellence



# SELLER'S SECRET



*Why we like it....*

## OSCAR JAMES

1 Newland Street | Kettering | NN16 8JH

01536 415777

[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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