

West Cotton Close  
Northampton  
NN4 8BY

£1,100 Per Month

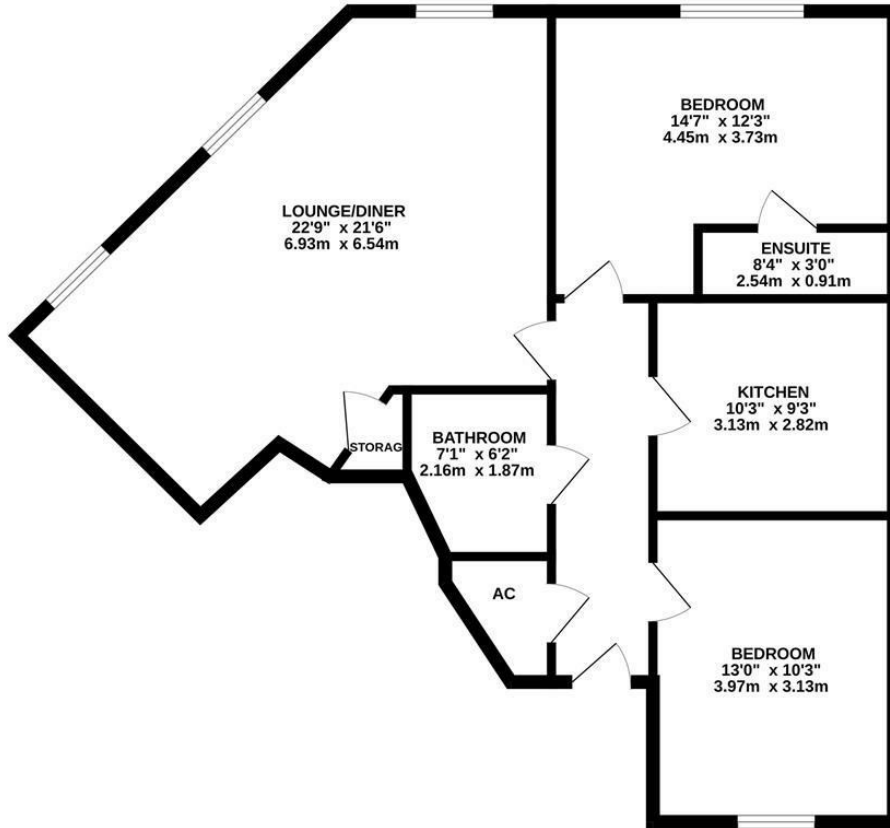


OSCAR JAMES

...expect excellence

# FLOOR PLANS

GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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 is 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 to the rental market, this two bedroom flat that is located within a short distance to Northampton town centre and train station.

The generous size accommodation comprise; entrance hall, large living/dining room, separate kitchen with space for appliances, two double bedrooms with en-suite shower room to master and a three piece family bathroom suite.

Externally you have a designated off road parking space.

Offered to the market unfurnished and available MID AUGUST  
EPC D  
Council Tax D

...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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