



Rent
£1,000 pcm + fees*

Security Deposit
£1,153

Availability
19th April

Exclusions
No Smokers

Furnishing
Unfurnished

**35 Ross Road
St James
Northampton
NN5 5AY**

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		91 B
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A well presented two bedroom modern mid terrace property situated close to the town centre and local amenities. The accommodation briefly comprises entrance hall with storage cupboard, WC (2'10 X 5'05) kitchen with built in oven and hob (6'0 x 8'08), lounge/dining room (12'10 x 15'0) with stairs rising to the first floor, first double bedroom (12'11 x 9'0), second double bedroom (12'10 x 7'08) and a modern family bathroom with shower over the bath (6'0 x 6'07). Outside, there is off road parking and an enclosed rear garden with a seating area. A viewing is highly recommended. EPC Rating: C. Council Tax Band: B. Let Type- Long Term

Modern Mid Terrace | Kitchen With Built In Oven & Hob | Lounge/Dining Room | Two Double Bedrooms | Off Road Parking & Enclosed Rear Garden | Viewing Advised

*** OUR FEES ***

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. For fully managed properties, this will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

modern marketing · traditional values



Local Area Information

Landmarked by the Grade II listed Express Lift Tower, St James is a district to the west of Northampton town centre known locally as Jimmy's End. Accessed via two main roads, A428 Harlestone Road and A4500 Weedon Road, the A45 ring road can be reached in less than 2 miles and J15a of the M1 in less than 3. Home to Northampton Rugby Union Club, The Saints, it is also along Weedon Road that the majority of shops, businesses and banks are located together with a bingo hall, working men's club and public houses. St James also has its own library, church and primary school facilities whilst also being positioned less than a mile from Northampton town centre's facilities and train station with mainline services to London Euston and Birmingham New Street.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.