



**Rent**  
£995 pcm + fees\*

**Security Deposit**  
£1,148

**Availability**  
16th May

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**20 Blisworth Mill**  
**Blisworth**  
**Northampton**  
**NN7 3RZ**

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	63   D
39-54	E		
21-38	F		
1-20	G		

A well presented, charming two bedroom penthouse apartment situated in this popular village with views over countryside and the canal. The accommodation comprises entrance hall with two storage cupboards, lounge/dining room with exposed beams and views over the canal (16'04 x 17'03 restricted head height), kitchen with oven and microwave (10'07 x 8'06), master bedroom with large storage cupboard (14'07 x 12'08 max restricted head height) and en-suite bathroom (5'05 x 8'04), further double bedroom (10'06 x 12'08 max restricted head height) and a separate shower room (4'01 x 8'10). Outside there is one allocated off road parking space. The property benefits from gas radiator central heating. The external photograph shows the whole building. Council Tax Band: D - EPC Rating: D.. Let Type- Long Term

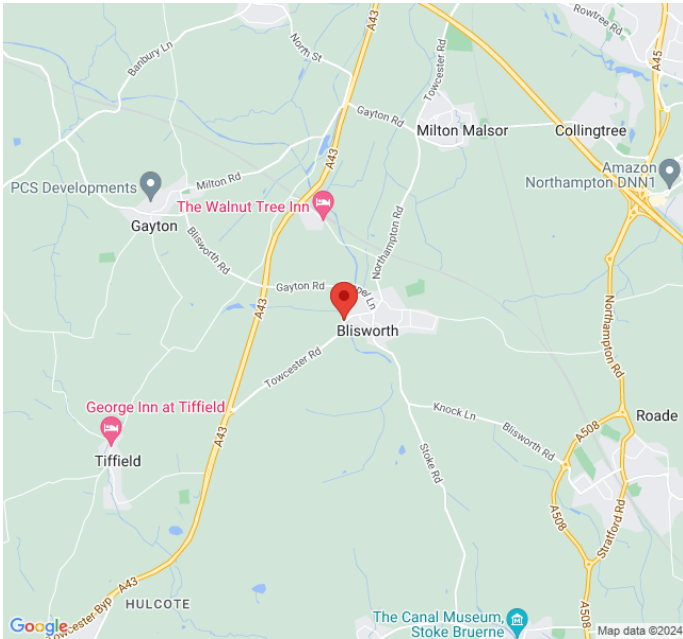
**Penthouse Apartment | Lounge/Dining Room | Master Bedroom With En-Suite | Further Double Bedrooms | Allocated Parking | Views Over Countryside & Canal**

\* 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.

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## Local Area Information

The village of Blisworth lies 6 miles south of Northampton and 4 miles north of Towcester. Bypassed in recent years by the A43 Northampton to Oxford ring road, Blisworth has its own supermarket/post office/newsagent, doctor's surgery, church, Baptist chapel, public house, village hall, playing fields, many active clubs and leisure groups and a primary school which feeds into Elizabeth Woodville Secondary school in Roade. The Grand Union Canal also runs through the village and boasts the third longest navigable tunnel in the UK. However, for more everyday transportation, easy access is afforded to the Market Harborough to Milton Keynes A508 and the A43 Northampton to Oxford ring roads, both of which lead in turn to the M1. Mainline train services to London Euston, Milton Keynes and Birmingham New Street are available from Northampton station 5 miles away.



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.