



Rent
£850 pcm + fees*

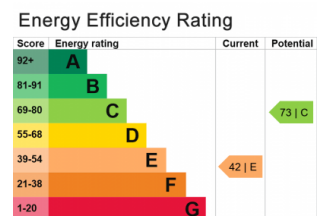
Security Deposit
£980

Availability
Immediately

Exclusions
No Smokers

Furnishing
Unfurnished

**Ground floor, 27 Homestead Way
Kingsley
Northampton
NN2 6JG**



A two bedroom first floor flat situated in this popular location, close to local amenities. The property has recently been redecorated throughout, new carpets, a new kitchen fitted and a new bathroom. The accommodation comprises communal entrance, lounge with fireplace (10 x 14'11), kitchen with cooker (7'0 x 10'0), white bathroom suite with shower over the bath (5'0 x 8'0), master bedroom with door to the rear garden (13'0 x 10'0) second bedroom (9'11 max x 11'10). The property benefits from gas radiator central heating. The photograph shows the whole building. Council Tax Band: A. EPC Rating: E. Let Type- Long Term

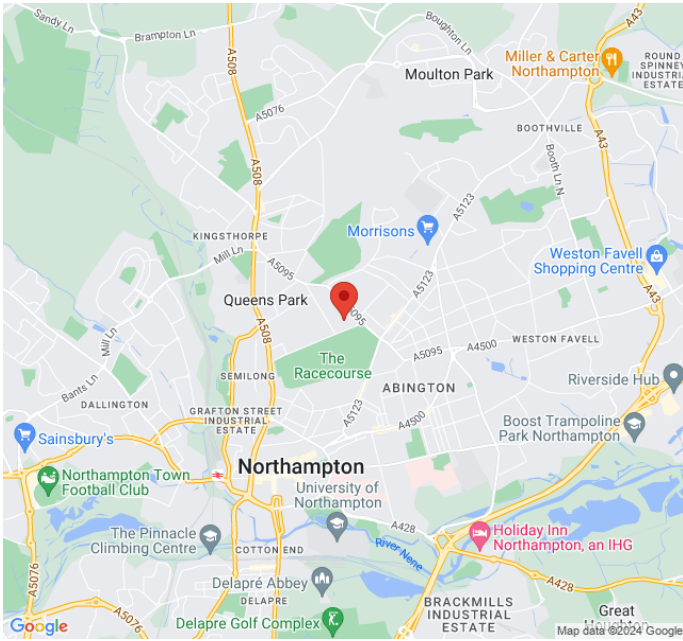
First Floor Flat | Lounge With Fireplace | Kitchen With Cooker | Two Bedrooms | Bathroom With Shower Over Bath | Gas Radiator Central Heating

*** 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 area of Kingsley derived its name from its position as an outlying corner of Kingsthorpe manor with the main focal point being the Racecourse. This large green open space has defined the development of houses around it and whilst no longer used for spring and autumn racing it is preserved as an open recreation ground. It was also the cessation of racing that led to the Kingsley Park Hotel standing empty for some 18 years and being nicknamed The White Elephant, a name it retains today. The remainder of local facilities are predominantly located along Kingsley Park Terrace and include restaurants, take away foods, general stores, building society, hair salons, car parts and chemist, though residents can access Northampton town centre's additional shops, entertainment venues and facilities a mile away, including a train station with mainline services to London Euston and Birmingham New Street.

