



Rent
£925 pcm + fees*

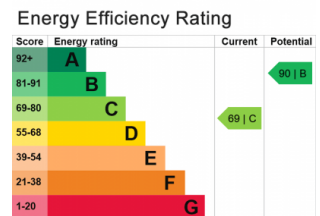
Security Deposit
£1,067

Availability
28th May

Exclusions
No Smokers

Furnishing
Unfurnished

**8 Park Close
Earls Barton
Northampton
NN6 0EJ**



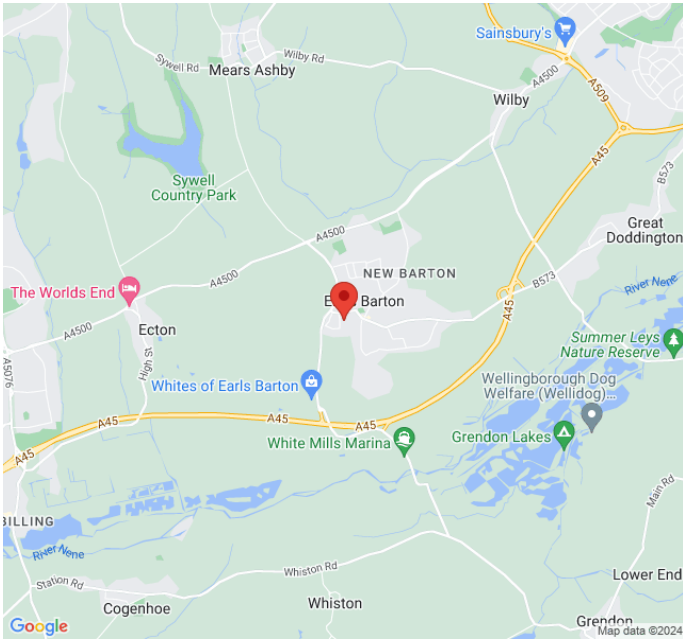
A two bedroom mid terrace property situated in this popular village location. The accommodation comprises entrance hall, lounge/diner (14.03 x 12.08), kitchen (9'0 x 6'04), bedrooms one (8'04 x 12'08), bedroom two (8'05 x 9'05) and a bathroom with shower (6'03 x 5'09) . Outside there are front and rear gardens and off road parking. The property also benefits from gas radiator heating. Council Tax Band: B - EPC Rating- C. Let Type- Long Term

**Mid Terrace Property | Popular Village Location | Lounge & Kitchen | Two Double Bedrooms
| Bathroom | Off Road Parking**

*** 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

Famous most recently for inspiring the 2005 film 'Kinky Boots', Earls Barton also has one of the most famous remaining examples of a Saxon tower adjoining the village's All Saints church. Located in Eastern Northamptonshire, this village is situated between Northampton and Wellingborough, 8 miles and 5 miles away respectively. The main access roads into the village are the A45 ring road and A4500 Wellingborough Road, the former of which also provides nearby access to the A14 and M1 motorways. Services in the village are plentiful to include grocery shops, GP surgeries, chemist, butcher, take away foods, car repairers, library and public houses. The village also boasts its own primary schooling feeding nearby Wollaston school, and offers an active social life with several societies, a community magazine and annual Carnival, Steam and Country Rally and Firework events.



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.