



**Rent**  
£1,295 pcm + fees\*

**Security Deposit**  
£1,494

**Availability**  
Immediately

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**16 Rushmere Crescent  
Rushmere  
Northampton  
NN1 5SA**

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

We are pleased to offer for immediate let this beautifully presented two bedroom detached bungalow conveniently located for easy access to the A45 and M1. The accommodation in brief comprises of a light and airy entrance porch leading to the entrance hall, spacious lounge with French doors to the rear garden, kitchen/breakfast room, master bedroom to the front, second double bedroom to the rear and family bathroom with bath and separate shower cubicle. Outside is a beautiful enclosed rear garden with lawned area to the middle, flowers borders, patio and seating areas. To the front is a gravelled front garden, off road parking and a single garage. EPC Rating- D. Council tax band- D. Let Type- Long Term

**Detached Bungalow | Sought After Location | Spacious Lounge | Kitchen/Breakfast Room |  
Two Double Bedrooms | Beautiful Enclosed Rear Garden**

\* OUR FEES \*

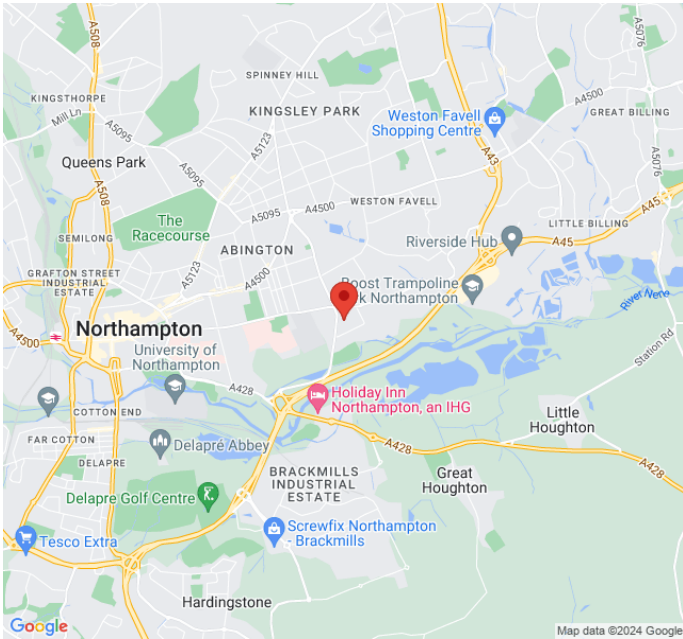
Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information 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

The area of Rushmere is well positioned to enjoy a wealth of amenities and green spaces including Abington Park, Rushmere tennis club, bowling club and Cripps Hall plus a number of educational establishments including the highly regarded Northampton School for Boys. It also provides excellent vehicular access due to Rushmere Road's direct link to the Bedford Road roundabout which exits onto both the A428 and A45 main roads, the latter then leading to M1 J15 4 miles south. The nearest local shops can be found in Landcross Drive or along Wellingborough Road and include supermarkets, banks, fashion and furniture stores, newsagents and greengrocers. However, for high street shopping, leisure and entertainment facilities including Royal & Derngate theatre, Northampton town centre is less than 2 miles away and also offers mainline rail services to London Euston and Birmingham New Street from its station at Castle Hill.



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.