



Rent
£1,600 pcm + fees*

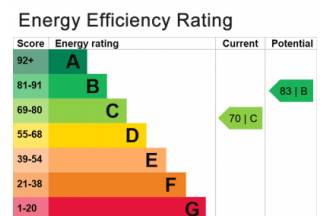
Security Deposit
£1,846

Availability
Immediately

Exclusions
No Smokers

Furnishing
Unfurnished

**97 Brunel Drive
Upton
Northampton
NN5 4AJ**



We are pleased to offer for let this four bedroom detached property, located within walking distance of Sixfields and offering quick access to the A45 and M1. This family home has recently been redecorated throughout and benefits from a newly installed modern kitchen and bathroom. The accommodation in brief comprises entrance hall, lounge with bay window to the front, double doors lead to the dining room with patio doors leading to the rear garden, a newly fitted kitchen/diner with understairs storage cupboard. Upstairs are four bedrooms, modern fitted ensuite shower room and newly fitted modern family bathroom. Outside is an enclosed rear garden, front garden, off road parking space and single garage. EPC - C. Council tax band-D. Let Type- Long Term

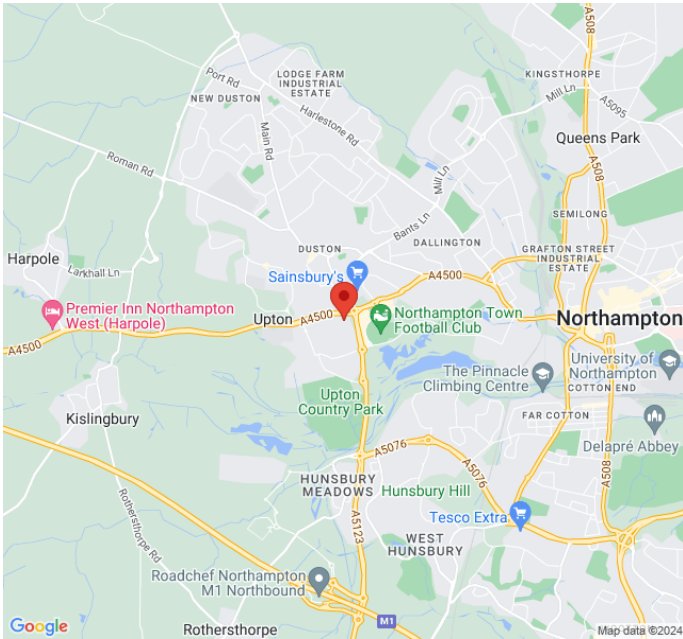
**Extended Detached Property | Lounge & Dining Room | Newly Fitted Bathroom and Kitchen
| Four Bedrooms | Ensuite to Master | Garage & Garden**

*** 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

Upton is a new and ongoing development on the western outskirts of Northampton town centre less than 2 miles from M1 J15a. Renowned locally for receiving personal design and layout input from Prince Charles and The Princes Foundation, this eco-friendly development has since been visited by him on more than one occasion. There are two convenience stores. Across the A45 from Upton, Sixfields retail and leisure park which offers cinema, restaurants, ten pin bowling and gymnasium facilities is also home to Northampton Town Football Club 'The Cobblers'. Sixfields Stadium was completed in 1994 following a move from the County Ground in the Abington district of Northampton and offers a 7653 all seater stadium as well as conference and athletics facilities.



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.