



Rent
£850 pcm + fees*

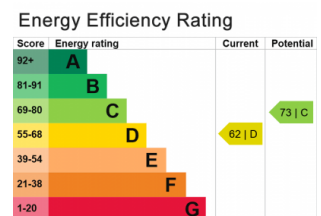
Security Deposit
£980

Availability
Immediately

Exclusions
No Smokers

Furnishing
Unfurnished

**103 Newton Road
Duston
Northampton
NN5 6EE**



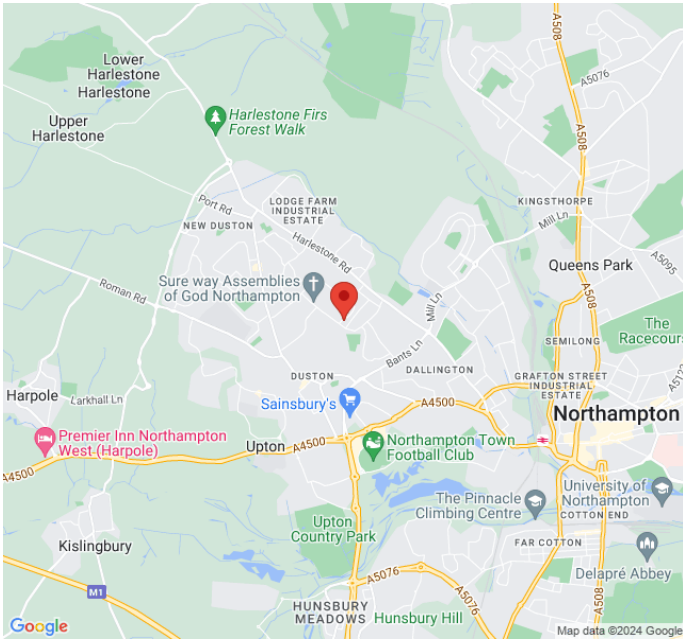
A well presented two bedroom ground floor maisonette situated in this popular location. The accommodation comprises entrance hall with storage cupboard, open plan living area (13'7" x 13'1") incorporating lounge with French doors to the rear garden and kitchen with built in oven and hob with extractor over, built in refrigerator and a washer/dryer, one double bedroom (9'8" x 8'2") single bedroom (10'4" x 7'4") and a shower room (7'5" x 3'3"). Outside there is a low maintenance enclosed rear garden with brick built storage shed. The property benefits from UPVC double glazing and electric heating. The photograph shows the whole building and the rent includes the water rates. Council Tax Band: A. EPC Rating: D. Let Type: Long Term

Ground Floor Maisonette | Two Bedrooms | Lounge/Kitchen With Built In Oven & Hob | Shower Room | Low Maintenance Rear Garden | Viewing Advised

*** 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

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include grocery store, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and florist. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including Alsace Park, St Giles Park and St Crispins. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.



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.