



**Rent**  
£1,250 pcm + fees\*

**Security Deposit**  
£1,442

**Availability**  
Immediately

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**4 Old Quarry Court  
Lumbertubs  
Northampton  
NN3 8HN**

Offered for available let is this three bedroom property within close distance of Weston Favell Shopping Centre. The accommodation briefly comprises entrance porch with storage cupboard, entrance hall, WC, lounge and kitchen/diner. Upstairs are three bedrooms and family bathroom. Outside is an enclosed rear garden, front garden, off road parking and single garage. EPC Rating- TBC. Council tax band- A. Let Type- Long Term

**End Terrace Property | Lounge | Kitchen/Diner | Three Bedrooms | Bathroom | Garden, Garage & 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.

**modern marketing · traditional values**



## Local Area Information

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately 0.5 mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.



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.