



**Rent**  
£975 pcm + fees\*

**Security Deposit**  
£1,125

**Availability**  
12th August

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**24 Shatterstone  
East Hunsbury  
Northampton  
NN4 0TW**

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C	71   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A two bedroom semi detached property situated in this much sought after location. The accommodation comprises entrance hall, kitchen with oven, lounge, first floor landing, double bedroom with built in wardrobes, further bedroom and bathroom with shower over the bath. Outside there is a garage and a rear garden. EPC Rating: C. Council Tax Band: B. Let Type- Long Term

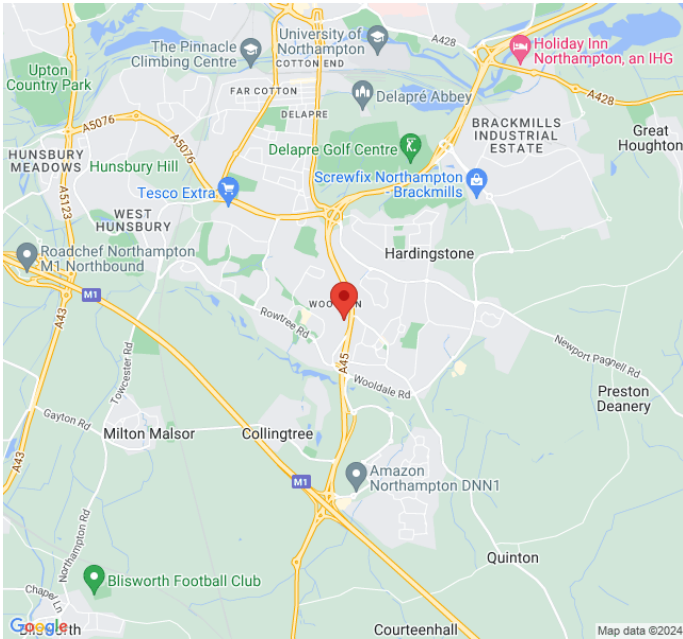
**Two Bedrooms Semi Detached | Lounge & Kitchen | Bathroom With Shower Over The Bath | Rear Garden | Gas Central Heating | Viewing Advised**

**\* 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.

**modern marketing · traditional values**



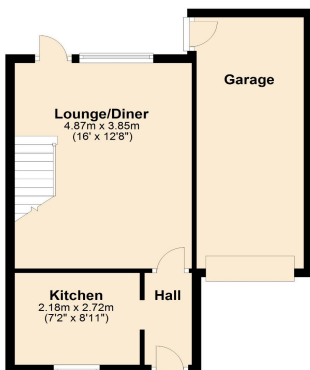
## Local Area Information

Built and developed in the 1980s and 1990s as part of Northampton's expansion, the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, schools, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The town offers two luxury cinemas and two well regarded theatres. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.



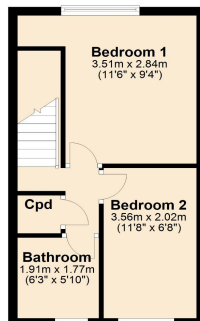
### Ground Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



### First Floor

Approx. 26.1 sq. metres (280.6 sq. feet)



Total area: approx. 66.1 sq. metres (711.2 sq. feet)

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.