



Rent
£895 pcm + fees*

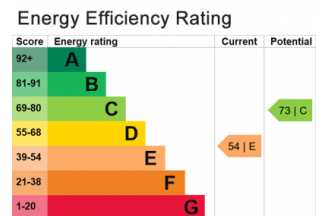
Security Deposit
£1,032

Availability
25th May

Exclusions
No Smokers

Furnishing
Unfurnished

**2 St. Annes
Weedon
Northampton
NN7 4QR**



Available at the end May is this lovely spacious three bedroom apartment. The property comprises of entrance hall, with stairs rising to the first floor, generous living area (18'02" max x 13'06") with original open fireplace, inner hallway leading to bedroom one (12'01" max x 11'06") bedroom two (16'08" x 8'04") further hallway giving access to the third double bedroom (14'09" x 8'11") to the rear aspect, bathroom (6'08" x 6'03") with electric shower over bath and, separate kitchen 13'0 max x 10'04 max) with freestanding cooker. The property further benefits from being recently re-decorated and having new carpets laid, allocated car parking space and a small outdoor area. EPC: E. Council Tax Band: B.

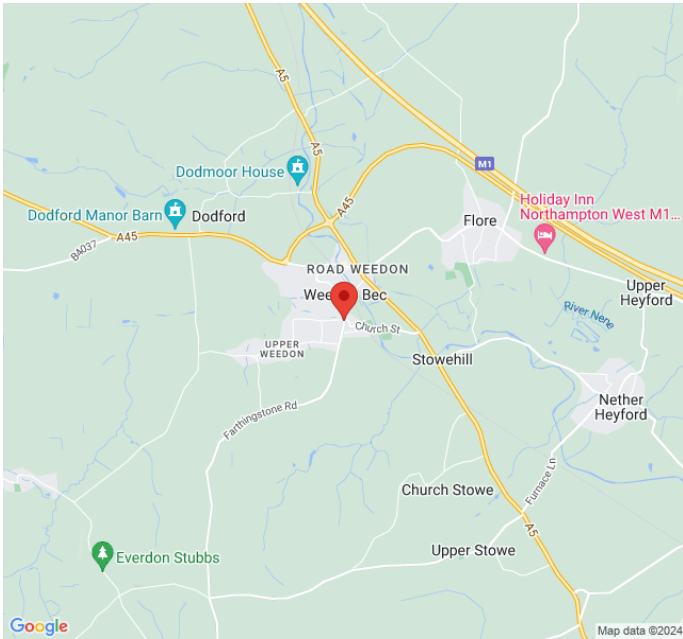
Village Location | Gas Central Heating | Three Double Bedrooms | Allocated Parking Space | Large Living Room | Gas Radiator Heating

* 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

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.



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.