



**Rent**  
£700 pcm + fees\*

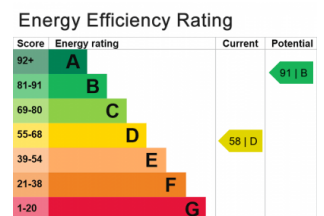
**Security Deposit**  
£807

**Availability**  
Immediately

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**1b High Street  
Crick  
Northampton  
NN6 7TS**



A well presented one/two bedroom detached property that is well presented. The accommodation comprises of spacious open plan kitchen/living room (13'2 x 21'9 ) stairs rising to the main bedroom (13'8 x 11'3 ) with door leading to the second bedroom/dressing room ( 6'5 x 7'5 ) and separate bathroom (6'2 x 7'5 ) The property benefits from an enclosed garden and being double glazed. EPC - D Council Tax Band- A Short Term Let - 6 months

**Detached House | Village Location | Two Bedrooms | Spacious Accommodation | Quiet Position | Enclosed 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.

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## Local Area Information

Crick village is set on the Grand Union Canal and has a large marina where the famous annual Crick Boat Show is held. A variety of other local amenities include a well-regarded primary school feeding Guilsborough secondary school, a fine church housing a rare church organ, B&B, post office/general stores and three public houses. Well placed for road communications, the village has been bypassed by the A428 Rugby to Northampton road which in turn links to both the A5 and M1 J18 just over 1 mile away. Public transport options are also well catered for via a regular bus service to the towns of Northampton (14 miles) and Rugby (6 miles) both of which offer high street shopping and leisure facilities plus mainline train services to London Euston and Birmingham New Street.



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.