



312b Wellingborough Rd

Abington, Northampton, NN1 4EP

£1,100 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available to move into NOW!

A fully redecorated duplex apartment with two double bedrooms and two bathrooms, located on Wellingborough Road, with brand new carpets throughout.



Unfurnished accommodation: Entrance hall, living room, kitchen, shower room, bathroom, two double bedrooms. No pets permitted. Maximum of two sharers/friends/colleagues permitted. Maximum two small children. Energy Rating C. West Northamptonshire Council Tax Band B.

The main entrance on Wellingborough Road opens into a communal hallway which is shared with the ground floor apartment. Stairs rise to this duplex apartment's entry door, which is on the first floor. This property spans two storeys - on the first and second floors of the building.

The entrance hall is spacious with high ceilings, new carpet and a large storage cupboard that houses the immersion heater. There are two double bedrooms, both with new carpet and high ceilings. The master bedroom has a bay window and a second window overlooking Wellingborough Road. Bedroom two is located at the rear, also boasting a new carpet. There is a shower room with a wet room style shower, a toilet and a hand wash basin. There is a larger-than-average bathroom with a white suite consisting of shower over the bath.

Stairs lead to the top floor landing which has a kitchen, fitted with a range of oak base cupboards with a ceramic hob, electric oven and extractor hood, a washing machine and dishwasher. A freestanding fridge/freezer is available but the landlord is not liable for repair or replacement. The living room has wooden laminate flooring and windows to the front elevation.

This property has electric heating and an intercom entry system. The windows are double glazed.

Outside there are parking bays, allowing one hour of free parking, in operation between 7.30am and 6pm Monday to Saturday. Parking is also available in nearby streets and it is unallocated and does not require a permit.

Living Room 14'08 min x 12' (4.47m min x 3.66m)

Kitchen 12' x 10' (3.66m x 3.05m)

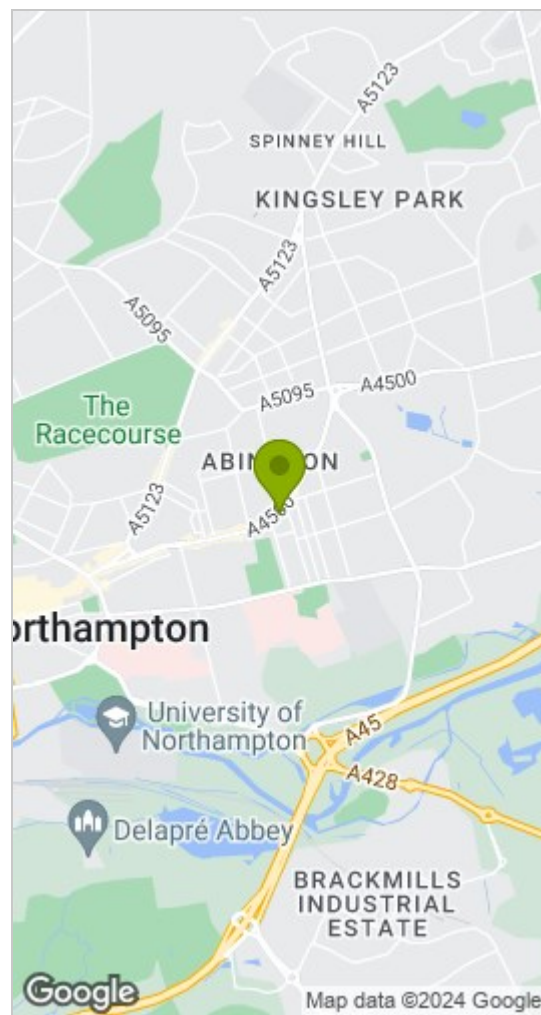
Bedroom One 14'08 min x 11'11 min (4.47m min x 3.63m min)

Bedroom Two 12' min x 9'04 max (3.66m min x 2.84m max)


Shower Room 3'05 x 13'04 (1.04m x 4.06m)

Bathroom 11'11 x 9' max (3.63m x 2.74m max)

Area Map



Energy Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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