



## Flat 3, 8a Bridge Street

Town Centre, Northampton, NN1 1NW

£750 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 for an August move in!

This property has been recently re-painted and re-carpeted and sits on the top floor (third floor) of a conversion of just three dwellings.

Situated in Northampton Town Centre, it is within walking distance of the train and bus stations and situated half a mile from Northampton General Hospital.





Unfurnished Accommodation: Entrance hall, living room, kitchen, bedroom, shower room. No pets or children permitted. Energy Rating E. Council Tax Band A.

A top floor conversion of just three one bedroom properties in this convenient Town Centre location, within easy walking distance of the bus and railway stations. This third floor property benefits from high ceilings, secondary double glazing, vertical blinds and neutral décor and carpets, intercom entry system and thermostatically controlled electric wall heaters. This property has been recently decorated throughout and has newly installed carpets laid to the hallway, living room and bedroom.

The entrance hall has doors to the living room, kitchen and shower room. The living room measures 11' x 11'07 and has two windows overlooking Bridge Street. A door leads to the bedroom which measures 11'01 x 7' which also has a window overlooking Bridge Street. The kitchen has white units, an electric hob, oven, an under counter fridge and a washer/dryer and a window to the rear aspect. The shower room has a corner entry shower cubicle, wc and pedestal wash hand basin.

Please note, there will be an additional monthly charge of £200 to cover electricity and water. This price has been fixed until 2026.

There is no parking with this property, however there are plenty of nearby public car parks.

Living Room 11' x 11'07 (3.35m x 3.53m )

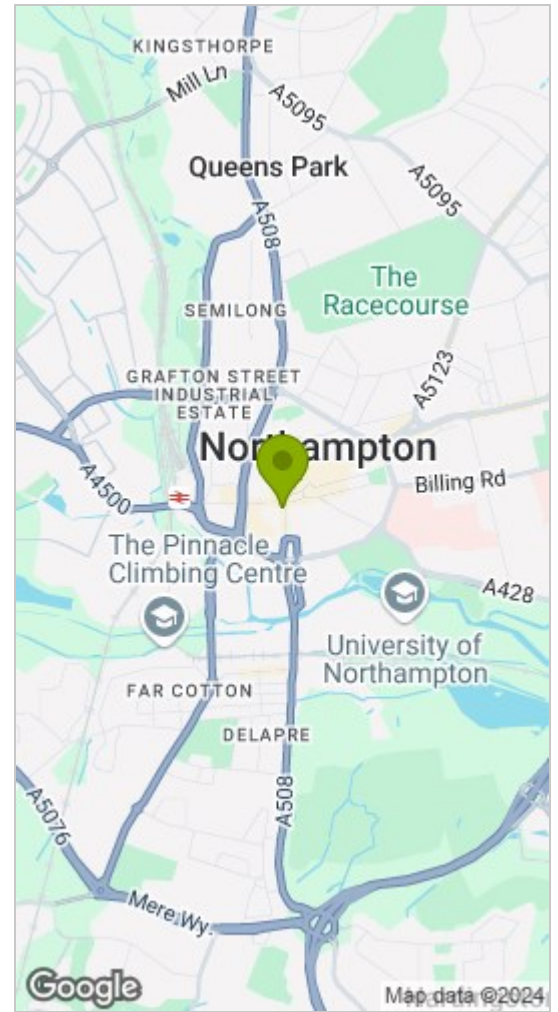
Bedroom 11'01 x 7' (3.38m x 2.13m)

Hallway 4'09 x 3'02 (1.45m x 0.97m)


Kitchen 9'05 x 7'09 (2.87m x 2.36m)

Shower Room 5'09 x 4'10 (1.75m x 1.47m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	53
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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