



74 Castle Avenue

Duston, Northampton, NN5 6JZ

£925 PCM



IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL GET IN TOUCH WITH YOU SOON!

Available to move into from 7th June 2025!

A one bedroom ground floor flat with a communal rear garden and a single garage in the popular area of Duston.

Pets may be considered, for an additional £25 per month, payable on top of the rent. Please note, this is subject to landlord's approval. One small dog or two cats maximum.



Unfurnished accommodation: Entrance hall, living room, kitchen, bedroom, bathroom, garage in nearby block. Energy Rating D. Council Tax Band A. Pets may be allowed.

Situated on the ground floor in a block of just four flats, the front door opens into the entrance hallway, which features three built-in storage cupboards. The living room measures 18`10 x 9`11 with a decorative fireplace and a French door to the rear communal garden. The kitchen has a gas hob with an electric oven & extractor hood, wood-effect cabinets and dark grey worktops. The kitchen has a window overlooking the front communal lawns.

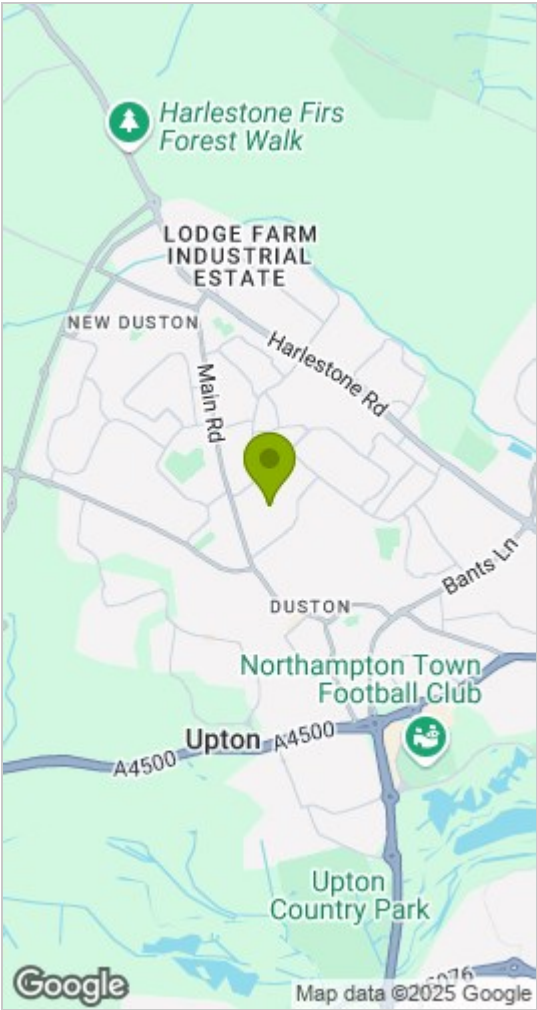
The bedroom measures 12`09 x 8`10 and has a window to the rear elevation. The bathroom has a white suite with shower over bath & fitted shower screen, plus a frosted window to the front. There is a single garage is located in a block to the rear (far left).

In the last 18 months, this property has had a full redecoration and new carpets fitted throughout, plus new window panes and a new boiler. The EPC survey was completed before these improvements were carried out.

Lounge 18'10 x 9'11 (5.74m x 3.02m)

Bedroom 12'09 x 8'10 (3.89m x 2.69m)

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		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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