



## Flat 8, 26 St Georges Avenue

Kingsthorpe, Northampton, NN2 6JA

£825 PCM



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

Available now!!

A well presented one bedroom second floor flat that overlooks the Racecourse Park, with neutral decoration throughout. The property is heated via high retention storage radiators.



Unfurnished accommodation: Living room, kitchen, bedroom, shower room. No pets permitted. No children permitted. Energy Rating E. Northampton Council Tax Band A.

The entrance door leads into the living area which boasts original sash windows to the side elevation, period wooden beam, a built-in cupboard and a feature wallpapered wall. The kitchen has grey gloss units with an electric cooker, electric hob with extractor and integrated fridge with freezer compartment and a sink with mixer tap.

The bedroom measures 10`10 x 9' and has sash windows overlooking the Racecourse Park. There is a handy built-in cupboard. The shower room has a white suite with Quadrant corner shower with slate grey tiling, glazed screen and wood effect vinyl flooring.

There are some parking bays to the side of the building, offered on a first-come-first-served basis, with nearby street parking also available.

Living Room 14'10 x 11'05 (4.52m x 3.48m )

Kitchen 5'11 x 5' (1.80m x 1.52m)


Bedroom 10'10 x 9' (3.30m x 2.74m )

Shower Room 5'11 x 5'02 (1.80m x 1.57m )

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		78
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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