

# Whites

ESTATE AGENTS

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## Room 4, 56 Lutterworth Road, Abington, Northampton NN1 5JN



**£455 Per Month**


STUDENT ACCOMMODATION 2024/25. Ground floor double bedroom in this recently updated six bedroom house. Located in Abington, Lutterworth Road, close to Town center and the Wellingborough Road. A short walk to the Waterside Campus. This property is over three floors and has 6 double Bedrooms all with double beds, wardrobe, desk and chest of drawers. On the Ground Floor there is a communal living room, Kitchen/Dining room with cooker, two fridge/freezers, utility room with washing machine, one bedroom. and separate w.c. The First Floor has Three Bedrooms, bathroom with bath, basin and w.c, The Lower Floor has two bedrooms one with an ensuite shower room with shower w.c and basin.

Tenancy to start 6th September 2024,. Weekly rent is £105.00 Inclusive of Gas, Electricity & Water, subject to utility allowance. Must be in full time education. Monthly £455. There are no administration fees but you will need to pay a tenancy deposit of £300. Viewing NOW, register your interest now via email to [students@whitesnorthampton.co.uk](mailto:students@whitesnorthampton.co.uk) or CALL 01604 233600.

# Reception

# Bedroom

# Kitchen

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	