

# Whites

ESTATE AGENTS

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## 20 Clickers Drive, Upton One, Northampton NN5 4ED



**£1,495 Per Month**

VIEWINGS ARE TAKING PLACE ON THURSDAY 25TH JULY, CONTACT US TO BOOK YOUR APPOINTMENT.....

Located in the pioneering Paul Newman development 'Upton One', positioned on the west of Northampton providing close links to motorway junctions 15a & 16, and the A45 Nene Valley Way. This superb town house is built in a Georgian style and faces a large green. Entrance hall with guest cloakroom with w.c. To the Front is the kitchen/breakfast room, with modern kitchen including oven and hob. To the rear is the Living room with feature fireplace, French doors onto the garden which has access to the parking. The First Floor has the master bedroom to the front with views over gardens and having an ensuite shower room with basin and low level w.c, the second generous bedroom is to the rear. The second Floor has two further double bedrooms and the family bathroom with a bath, basin and w.c.

Secure off road parking.

Available unfurnished now, £1495.00pcm. Deposit £1725.00. Holding deposit £345.00, which will be deducted from the first rent payment.


No Pets, No Sharers

Rates apply, council tax band D. Initial tenancy length is 12 months with a 6 month break clause.



**Front Garden**  
Metal fencing to borders



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	76
	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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