

# Whites

ESTATE AGENTS

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## 30 Wycliffe Road, Northampton, NN1 5JF



**£850**


THE FIRST VIEWINGS ARE TAKING PLACE ON TUESDAY 30TH JULY, CONTACT US TO BOOK YOUR VIEWING....

A luxury, new, one bedroom ground floor flat, ideally located just off the Billing Road, with easy access to the town centre, hospital, and Abington Park. The accommodation comprises of a living room, kitchen/dining room complete with oven, hob, washing machine, and dish washer. There is a double bedroom and stunning shower room.

Available unfurnished from early August 2024, £850PCM, deposit £980.00. Holding deposit £196.00, which will be deducted from the first rent payment.

Rates apply, council tax band TBC (either band A or B). Initial tenancy length is 12 months with a 6 month break clause.

Car parking is on street where available without the need for a permit.

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>	71	71
(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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	