

## 8 Monarch Road, Northampton, Northamptonshire NN2 6EH




**£975**

VIEWINGS ARE TAKING PLACE ON MONDAY 14TH MAY & WEDNESDAY 16TH MAY. CONTACT US TO ARRANGE YOUR APPOINTMENT.

A stunning three bedroom home, that has recently been refurbished to a high standard. Located just off the Barrack Road, this terrace house, has just been decorated. The ground floor accommodation comprises of the entrance hall, living room, kitchen/dining room, and modern four piece bathroom suite with separate shower cubical. To the first floor are two double bedrooms and further single third bedroom. Outside is a low maintenance rear garden. Further benefits includes gas central heating and double glazing.

Available unfurnished Now, £975 PCM. Deposit £1125.00 Holding deposit £225.00, which will be deducted from the first rent payment.

Rates Apply: Council tax band A. Initial tenancy length 12 months with a 6 month break clause.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		