

## **26a Abington Grove, Northampton, Northamptonshire NN1 4QX**




**£795 PCM**

VIEWINGS ARE TAKING PLACE ON THURSDAY 22ND MAY, CONTACT US TO BOOK YOUR APPOINTMENT... A modern two bedroom, split level, first/second floor flat located in Abington and short walk to the Wellingborough Road, Racecourse Park, and town centre (1.4 miles). The first floor accommodation comprises an entrance hall, open plan living room/kitchen (with oven, hob, fridge freezer) with bay window. To the second floor are two double bedrooms and a shower room.

Available unfurnished from 18th June 2025, £795 PCM. Tenancy Deposit £917.00. Holding Deposit £183.00 (which will get deducted from your first months rent).

Rate apply, Council Tax Band A. Tenancy length 12 months with a 6 months break clause.

Car parking is on street where available.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	