

## 39 Abbey Road, Northampton, Northamptonshire NN4 8EY



**£590**

ENSUITE STUDENT ROOMS 25/26 \*\*WIFI & COMMUNAL CLEANER INCLUDED\*\*\*\*SIX ENSUITE STUDENT BEDROOMS TO LET FOR ACADEMIC YEAR 2025/26\*\* In Far Cotton, easy access to town centre and to Waterside Campus. Two storey six bed all with ensuite student house with separate living room. Comprising of entrance hall leading to communal lounge, Room 2's separate WC, ground floor bedroom and kitchen leading to a further bedroom. The Kitchen has two cookers, two hobs and extractors, washing machine, fridge/freezer and dishwasher. There are four further ensuite bedrooms upstairs.

Inclusive of Gas, Electricity & Water capped at a maximum usage . WIFI included, Monthly cleaner for the communal areas included. Must be in full time education. For you to rent this room on an individual tenancy, £100 is required as a holding deposit. Tenancy deposit amount of £300 per room. Monthly rent total £590. Viewing NOW, register your interest now via email to [students@whitesnorthampton.co.uk](mailto:students@whitesnorthampton.co.uk) or CALL 01604 233600.

| 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 |                            |                                                                                   |
|                                             |                            |                                                                                   |
| England & Wales                             | EU Directive<br>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<br>2002/91/EC |  |