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## 11 Southfield Avenue, Northampton, Northamptonshire NN4 8AQ



**£621**

**\*STUDENTS ACADEMIC YEAR 26/27\* \*STUDENT HOUSE WITH FIVE BEDROOMS\* \*ONE OF THE BEST LOCATIONS\* \*WIFI INCLUDED\* \*SHOWER ROOM & 2 ENSUITE ROOMS\* \*MONTHLY COMMUNAL CLEANER INCLUDED\*** Located just a 10 minute walk from the Waterside Campus and a shorty walk from the town centre, this student property is ideally located in Far Cotton. The property has an open plan communal kitchen living room, with a washing machine, fridge and freezer, oven, hob and extractor. Five double bedrooms with two ensuite showers and an additional shower room. All rooms are furnished.

Inclusive of Gas, Electricity & Water capped to a maximum usage, WIFI included, Monthly cleaner for the communal areas included. £1 per month non occupancy concession for summer period. Occupation start date 6th September when full rent is due. If you wish to move in earlier, full rent will be due from earlier start date. Must be in full time education. To rent to a group of students on individual tenancies, with room prices ranging from £550 - £682 per month. For you and your friends to rent this whole house £500 is required, as a holding deposit. Tenancy deposit amount of £300 per room. 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                                       |         |           |
|                                                                                   | 63      | 85        |
| 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                                                           |         |           |
|  |         |           |