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## 10 Cotton Court, Northampton, NN4 8EL



**£748 Per Month**

\*\*STUDENTS 2026 ACADEMIC YEAR 26/27\*\* 2 BEDROOM APARTMENT \*\* \*AMAZING LOCATION CLOSE TO THE UNI \* \*WIFI INCLUDED\* one of the nearest locations in Far Cotton to the Uni! The property has an open plan kitchen/ living room that comes furnished with dining table and chairs, sofa and fridge freezer. From the hallway there are two generous double bedrooms, with bed, desk and chair. The main bathroom includes a shower over bath, WC and wash handbasin.

Inclusive of Gas, Electricity & Water, subject to a cap, WIFI Included. Must be in full time education. £1 per non occupancy concession for summer period. Occupation start date 14th August when full rent is due. If you wish to move in earlier, full rent will be due from earlier start date.

Rent per month: £748 per room, for a group of two. Monthly £1,496. You need to pay a group holding deposit of £200 to reserve this property, If all paperwork is completed within the allocated time, this will become part of your group tenancy deposit amount of £800.

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	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	