

38 Watkin Terrace, Northampton, NN1 3ER




£725

A lovely one bedroom flat that has just been refurbished to a high standard. The flat is located backing on to the Racecourse Park and within easy reach (1 mile approximately) of the town centre. The accommodation comprises of steps down to the front door, entrance hall, living room at the rear, spacious kitchen with oven, hob, fridge freezer and washing machine, bedroom and new shower room. Outside is a split level gravelled courtyard garden. Electric heating throughout. Available unfurnished from the start of January 2026, £725.00PCM. Deposit £836.00. Holding deposit £167.00, which will be deducted from the first rent payment.

Rates Apply, council tax band A. Initial tenancy length is 12 months with a 6 month break clause.

Car parking is on street where available. A parking permit is required through the council.

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		
	70	76
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO ₂) 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		
		