

339 Wellingborough Road  
Northampton NN1 4ER

Tel: 01604 233 600  
Fax: 01604 233 445  
[www.whitesestateagents.co.uk](http://www.whitesestateagents.co.uk)



## 40 Lion Court, Northampton, NN4 8GT



**£840**

\*\*STUDENTS ACADEMIC YEAR 26/27\*\* 2 BEDROOM APARTMENT WITH 2 Bathrooms \*\* \*AMAZING LOCATION CLOSE TO THE UNI \*  
\*WIFI INCLUDED\*

The nearest location in Far Cotton to the Uni! Top floor Apartment with spectacular views over the river Nene. The property has a modern open plan kitchen living room, with sliding patio doors opening onto a balcony. The kitchen has a range of units with a washing machine, fridge and freezer, oven, hob and extractor. From the hallway there are two generous double bedrooms, with bed, desk, chair and wardrobe. One of which has its own ensuite shower room with shower, WC and wash hand basin. 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 non occupancy concession for summer period. Occupation start date 21st 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: £840

per room, for a group of two. Monthly £1,680.00. 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<br>(92 plus) A |                         |                                                                                   |
| (81-91) B                                                  |                         |                                                                                   |
| (69-80) C                                                  | 78                      | 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<br>(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 |  |