

## 5 Ardington Road, Northampton, Northamptonshire NN1 5LP




**£875**

**\*LUXURY DOUBLE BEDROOM\* \*ENSUITE ROOM\* \*NEWLY REFURBISHED\* \*DUAL OCCUPANCY ROOM\* \*BILLS INCLUDED\***

Luxury first floor front double bedroom. Located on Ardington Road, Abington, this five bedroom shared house features a fully equipped kitchen with oven and hob, washing machine and lots of storage. Separate utility room with plentiful fridge/ freezer space and dryer. The room itself includes modern bed surround storage, with ottoman bed for even more storage with wardrobe space. There is also a unit holding undercounter fridge, microwave and kettle. The ensuite include WC, shower and wash hand basin with mirror fronted shelving unit.

Available for rent at £875 per month. Tenancy deposit £300. This property, a fully licensed HMO, represents a fantastic opportunity for those seeking a spacious and well-located room in Northampton. Tenancy deposit is required. ALL UTILITIES AND COUNCIL TAX AND WIFI INCLUDED. Monthly communal cleaner. Managed by Whites, a qualified managing agent, with help always available for maintenance issues. CALL NOW ON 01604 233600 TO ARRANGE YOUR VIEWING.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>30</b>	
Not energy efficient - higher running costs			
England & Wales		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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		18	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	