



101 College Street, Irthlingborough NN9 5TU

£234,995

- Duplex Apartment
- Family Bathroom
- Parking
- Three Bedrooms
- Open Plan Living
- Ensuite
- Rear Courtyard



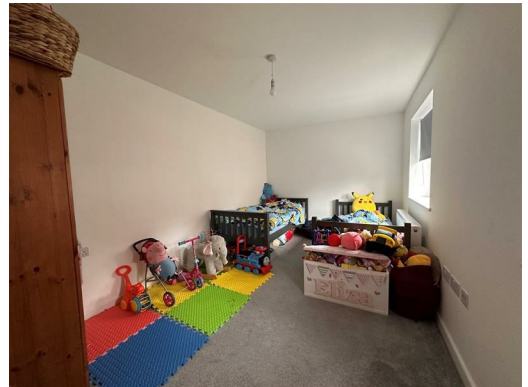
Call 01933 423 983



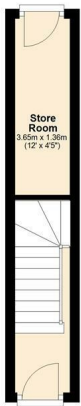


# 101 College Street, Irthlingborough NN9 5TU

SmartMove are pleased to offer for sale this freehold spacious duplex three bedroom brand new apartment in a desirable location of Irthlingborough. The property comprises of: Entrance hall, three bedrooms with master having ensuite, family bathroom, open plan living/dining/kitchen area. The property comes with new carpets, built in oven and hob and fridge/freezer. Benefits are Gas radiator central heating, small rear courtyard garden, off road parking. The property is currently tenanted and achieving a rent of £795 per month with an increase to £875 per month in the new year. The property is available tenanted or with vacant possession, ideal for investors or first time buyers. The EPC rating for this property is B and the council tax band is B. Viewing is highly recommended.

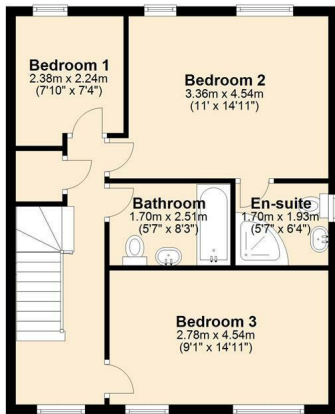


**Ground Floor**  
Approx. 8.8 sq. metres (95.0 sq. feet)



**First Floor**

Approx. 52.4 sq. metres (563.8 sq. feet)



**Second Floor**

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 101.4 sq. metres (1091.3 sq. feet)

Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (91-94)</p> <p>B (81-90)</p> <p>C (69-80)</p> <p>D (54-68)</p> <p>E (39-53)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (91-94)</p> <p>B (81-90)</p> <p>C (69-80)</p> <p>D (54-68)</p> <p>E (39-53)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

SMARTAMOVE

4 Burystead Place Wellingborough Northants NN8 1AH

Office: 01933 423983 Email: info@smartamove.co.uk Website: www.smartamove.co.uk