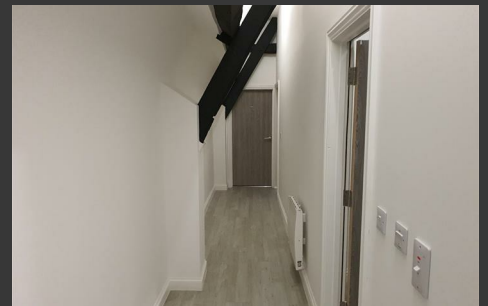




**7 Hamblin Court, Rushden NN10 0RU**  
**£550 PCM**

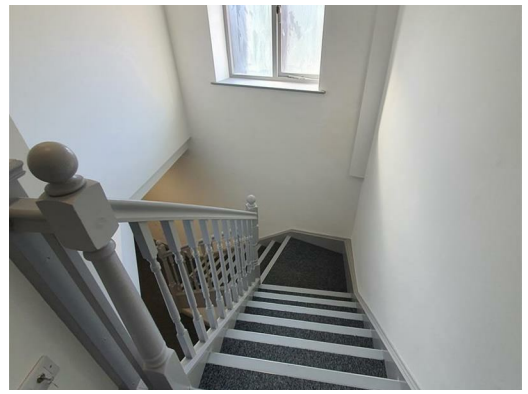
Smartamove is pleased to offer for let this double bedroom in this three bedroom mini HMO. The property is located in a secluded area of Rushden Town Centre. The building itself is a renovated barn and has been upgraded to a very high standard. There is a refitted communal shower room also, refitted kitchen with appliances and all utensils supplied. The room comes fully furnished with all bills included, free WiFi and a cleaner for communal areas. Council tax band B. EPC rating is C, minimum tenancy is 6 months and deposit will be £550. Available to view now. A parking permit can be purchased at an additional cost of approx. £375 per year.



Call 01933 423 983



# 7 Hamblin Court, Rushden NN10 0RU



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A |         |           |
| 101-120 kWh/m <sup>2</sup>                  | B |         |           |
| 81-100 kWh/m <sup>2</sup>                   | C |         |           |
| 61-80 kWh/m <sup>2</sup>                    | D |         |           |
| 41-60 kWh/m <sup>2</sup>                    | E |         |           |
| 21-40 kWh/m <sup>2</sup>                    | F |         |           |
| 1-20 kWh/m <sup>2</sup>                     | G |         |           |

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 | A |         |           |
| 101-140 g/kWh   | B |         |           |
| 121-160 g/kWh   | C |         |           |
| 161-200 g/kWh   | D |         |           |
| 201-240 g/kWh   | E |         |           |
| 241-280 g/kWh   | F |         |           |
| 281-320 g/kWh   | G |         |           |

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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