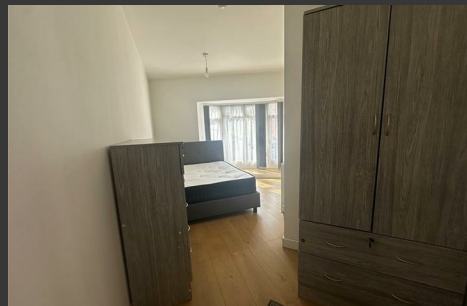




**44a Cambridge Street, Wellingborough NN8 1DW**  
**£550 PCM**

Smarta Move are pleased to offer for let this first floor double bedroom with en-suite in this two storey apartment which is situated in the town centre and close to all local amenities. The room comes fully furnished and includes all bills, a cleaner for communal areas and free WiFi. There is a fitted kitchen/diner with all appliances, utensils, washing machine and tumble dryer. This property is Ideal for busy professionals or commuters to London and is within walking distance to the train station to London St. Pancras. Available to view now and available now. The deposit required is one months rent and is a minimum 6 month tenancy. The EPC is D.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100 kWh/m²/yr	A		
81-95 kWh/m²/yr	B		
69-81 kWh/m²/yr	C		
55-69 kWh/m²/yr	D		
41-55 kWh/m²/yr	E		
27-41 kWh/m²/yr	F		
13-27 kWh/m²/yr	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			
101-145 g/kWh	A		
81-101 g/kWh	B		
61-81 g/kWh	C		
41-61 g/kWh	D		
21-41 g/kWh	E		
1-21 g/kWh	F		
0-1 g/kWh	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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