



**44a Cambridge Street, Wellingborough NN8 1DW**

**£625 PCM**

Smart Move are pleased to offer for let this second 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 month's rent and is a minimum 6 month tenancy. The EPC is D.

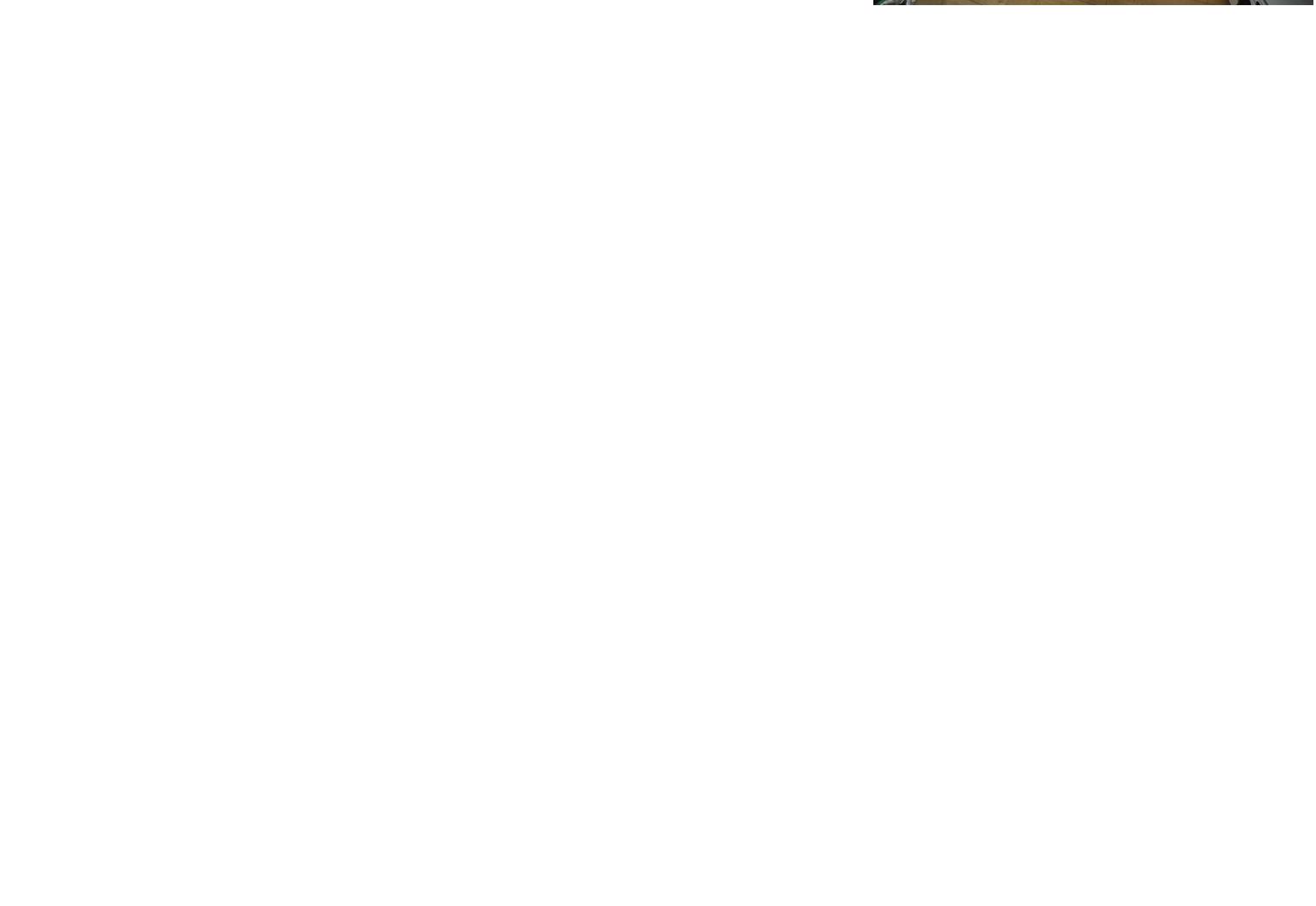


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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A |         |           |
| High A                                      | B |         |           |
| Medium A                                    | C |         |           |
| Medium B                                    | D |         |           |
| Medium C                                    | E |         |           |
| Medium D                                    | F |         |           |
| Not energy efficient - higher running costs | G |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |         |           |
| High A  | B |         |           |
| Medium A  | C |         |           |
| Medium B  | D |         |           |
| Medium C  | E |         |           |
| Medium D  | F |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | G |         |           |
| EU Directive 2002/91/EC   |   |         |           |

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