



# Flaxwell Court

Standens Barn, Northampton

oriordanbond  
LETTINGS



# Flaxwell Court

Standens Barn  
NN3 9DF

£1,200 PCM

A well presented three bedroom end terraced property situated in the popular area of Standens Barn. The property is close to Weston Favell Shopping Centre and Standens Barn Primary School as well as good access to the A43 and A45. The accommodation comprises entrance hall, newly fitted cloakroom/WC, sitting room, fitted kitchen, brand new conservatory, three first floor double bedrooms and a family bathroom. Outside is low maintenance frontage, an enclosed rear garden and communal parking. Further benefits include uPVC double glazing and gas radiator heating.

### Tenancy Information

- Deposit: £1,384.00 (1 Week Holding Deposit - £276.92)
- Smokers: Not Allowed
- Pets: Not Allowed
- Unfurnished
- Length of Tenancy: 12 Months
- Available: May 2024

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

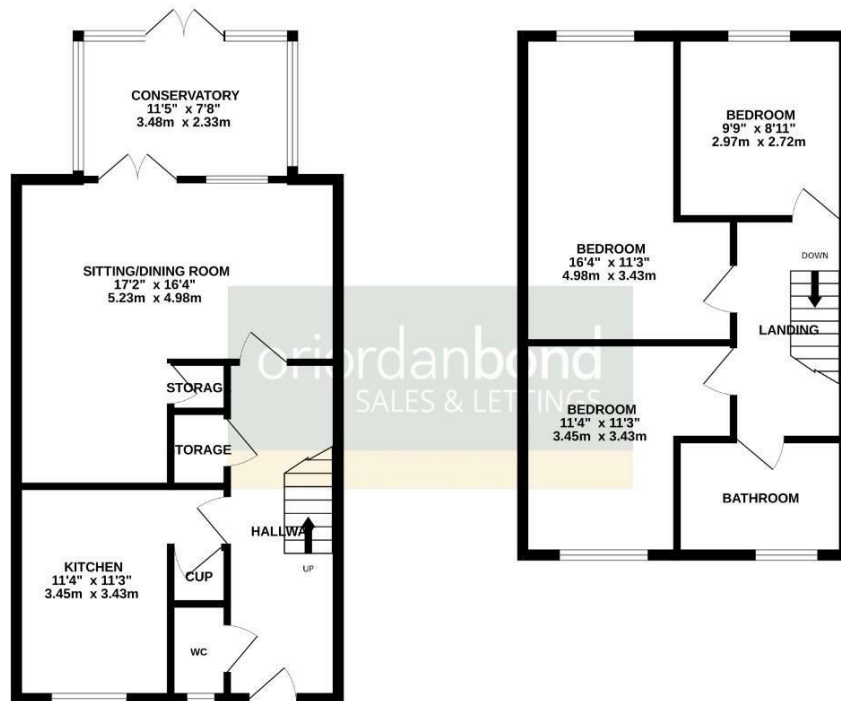
O’Riordan Bond Weston Favell Lettings  
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 950sq. ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency can be given. Made with Metropix 62023.