



## Flat 2, 194 Kingsthorpe Grove

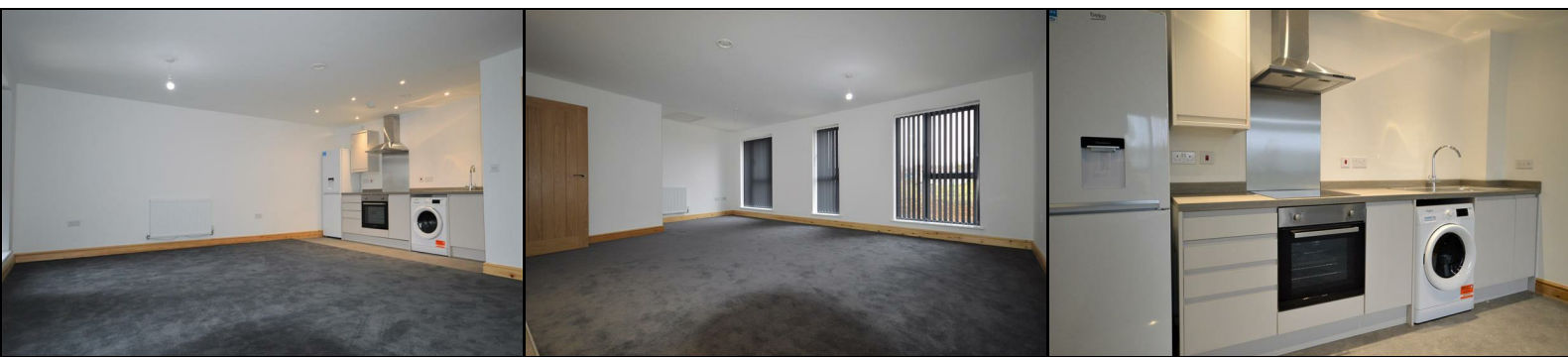
Kingsthorpe, Northampton, NN2 6PD

£895 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available to move into 8th September 2026!!!



Unfurnished Accommodation: Secure Entrance, hall, lounge/kitchen, double bedroom, bathroom, and storage cupboard. Energy Rating B. Council Tax Band A.

Located in a building comprising of just two apartments is this first floor property. Apartment door opens onto stairs leading to the apartment, Larger than average open plan kitchen & living room two floor to ceiling UPVC double glazed windows overlooking the front on the building, fully fitted kitchen with full size fridge/freezer, electric oven, ceramic hob, stainless steel extractor hood and a range of high gloss cupboards and draws.

Double bedroom with floor to ceiling UPVC double glazed windows overlooking rear of the building and three double sockets. Bathroom includes a white three peace bathroom suite, power shower with twin exposed thermostatic shower valve, shower head and hand shower.

Further benefits include allocated parking for one car, UPVC double glazed windows, vertical blinds at all windows, gas central heating and access to cycle store in the neighbouring block.

Please note, the water and heating is from a communal supply and a monthly bill will be invoiced though there billing agent Sycous be a quarterly charge to the building management.

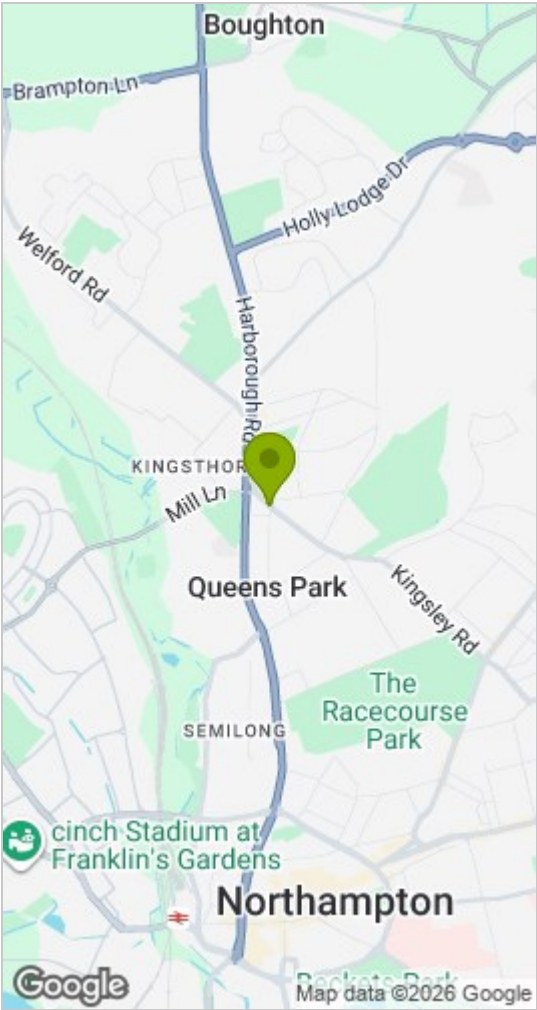
Video Viewing Available on request.

Open plan kitchen & living room 20` x 18`11 (6.10m` x 5.49m`3.35m )

Bedroom 11`11 x 10` (3.35m`3.35m x 3.05m` )

Bathroom 7` x 6`05 (2.13m` x 1.83m`1.52m )

Area Map



Energy Efficiency Rating

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   | 82                                                                                                            | 82        |
| (69-80) C                                   |                                                                                                               |           |
| (55-68) D                                   |                                                                                                               |           |
| (39-54) E                                   |                                                                                                               |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

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