



## Flat 22 Webbs Factory

Brockton Street, Northampton, NN2 6HA

£1,100 PCM



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Available now!!

A fabulous ground floor apartment in the popular Webbs Factory development, with its own entrance, a private garden, two double bedrooms, allocated parking space, integrated kitchen appliances and access to the residents' gym.



Unfurnished accommodation: Entrance hall, living/dining room with kitchen area, two double bedrooms, bathroom, private garden, allocated parking space, residents' gym. Energy Rating D. West Northamptonshire Council Tax Band C.

A stylish Clayson Loft Company ground floor apartment with its own private gated entrance with walled garden. This property features rolled steel pillars and joists, galvanised steel window frames and high ceilings. Further benefits include gas fired radiator heating, double glazing, a security alarm, an allocated parking space and access to the residents' gymnasium.

The entrance hall gives access to all rooms and has wooden flooring. The open plan living space has windows overlooking and French doors opening out to the private walled garden. The kitchen area has stainless steel cabinets with black granite work surfaces and comes with an electric oven, a gas hob, dishwasher, fridge, freezer and washing machine.

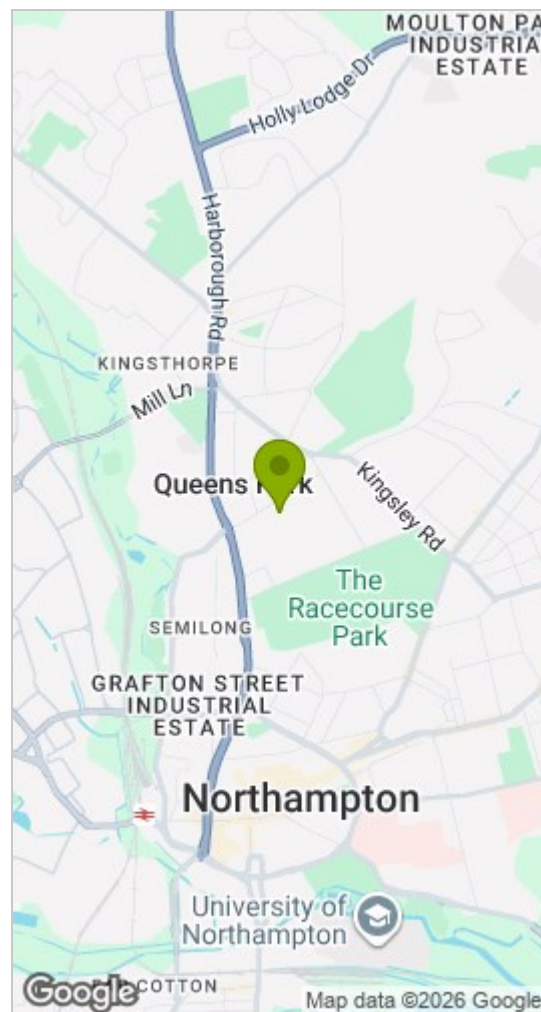
The bathroom has a contemporary suite with a shower over the bath, glazed screen, glass bowl wash basin and tiled flooring.

The two double bedrooms have large windows allowing in plenty of natural light, yet providing a good degree of privacy. They boast feature brick walls and wooden flooring and bedroom one has a built-in double cupboard.


The garden is secured by a lockable wooden gate, which is the main point of access. The garden is an ideal space with a mixture of paved areas, decking and flowerbeds and shrubbery, creating a relaxing and inviting space.

As additional £30 monthly charge for water will be payable on top of the rent as this is metered communally.

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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