

**2 Cliftonville Gardens
Cliftonville Road
NORTHAMPTON
NN1 5DL**

£1,150 Per Month



- **AVAILABLE MID SEPTEMBER**
- **TWO BEDROOMS**
- **EN-SUITE TO MASTER**
- **ALLOCATED PARKING**
- **COUNCIL TAX BAND: C**

- **FULLY FURNISHED**
- **GROUND FLOOR**
- **PRIVATE GARDEN**
- **ENERGY EFFICIENCY RATING : C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****Available End March**** A fully furnished ground floor apartment located in this exclusive development of only 14 flats close to Northampton General Hospital, built to a high specification including solid oak doors, wooden flooring, granite worktops, and UPVC sash windows, with the rare benefit of a private garden. Offered in immaculate condition, the accommodation comprises in brief; entrance hall, open plan reception room with kitchen area, two bedrooms, with en-suite to master, and a bathroom. The property also benefits from UPVC double glazing with sash windows, gas central heating and allocated private parking. ****No Pets****

Entrance Hall

Enter via solid oak door, wooden flooring, storage cupboard housing fusebox.

Open Plan Reception

20'6" x 12'9" (6.25 x 3.90)

UPVC French doors leading to garden, wooden flooring, two radiators.

Kitchen Area

UPVC sash window to rear aspect, a range of wall and base units with granite worktops, stainless steel sink and drainer, integrated appliances to include oven, gas hob with extractor over, fridge/freezer, washing machine, and dishwasher, cupboard housing combination boiler, ceramic tiled flooring.

Bedroom One

15'4" x 12'6" (4.68 x 3.82)

Two UPVC sash windows to rear and side aspects, radiator.

En-Suite

Tiled shower cubicle, low level WC, sink unit with storage under, ceramic tiled flooring and walls, chrome heated towel rail.

Bedroom Two

10'3" x 8'4" (3.14 x 2.56)

UPVC sash window to side aspect, radiator.

Bathroom

Bath unit with shower over, sink unit with storage under, low level WC, ceramic tiled flooring and walls, chrome heated towel rail, extractor fan.

Rear Garden

Private patio wrapping around three sides of the building.

Agents Notes

Council Tax Band - C

****AGENTS NOTE - HOLDING DEPOSIT****

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.



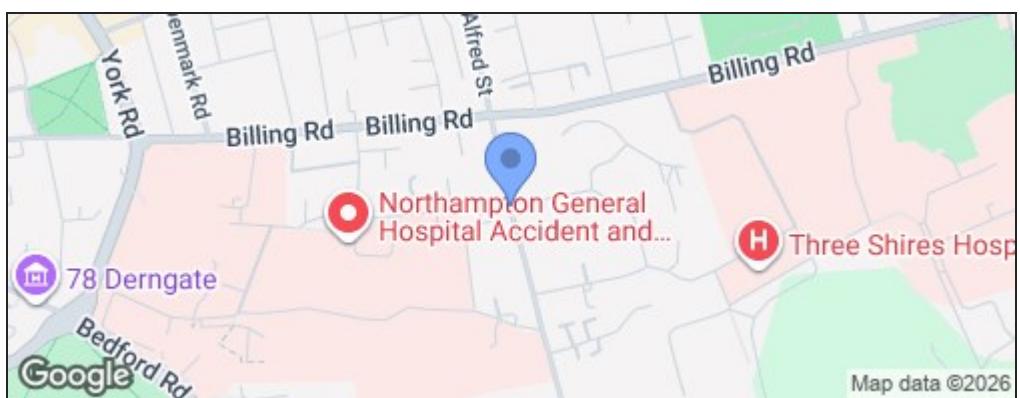
GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	80	80
(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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.