

# CHARLES ORLEBAR

Estate Agents & Auctioneers



## 35 Allen Road, Finedon, Wellingborough, Northamptonshire, NN9 5EN

Charles Orlebar presents - A well-presented first-floor purpose-built flat offering its own private entrance. The accommodation comprises a bright lounge, a fitted kitchen/breakfast room complete with oven, hob, fridge-freezer, and washing machine, and a modern fitted bathroom.

Further benefits include gas central heating, double glazing and off-road parking. The property shares a small lawned area to the rear with just one other flat below.

Available for an unfurnished let late April.

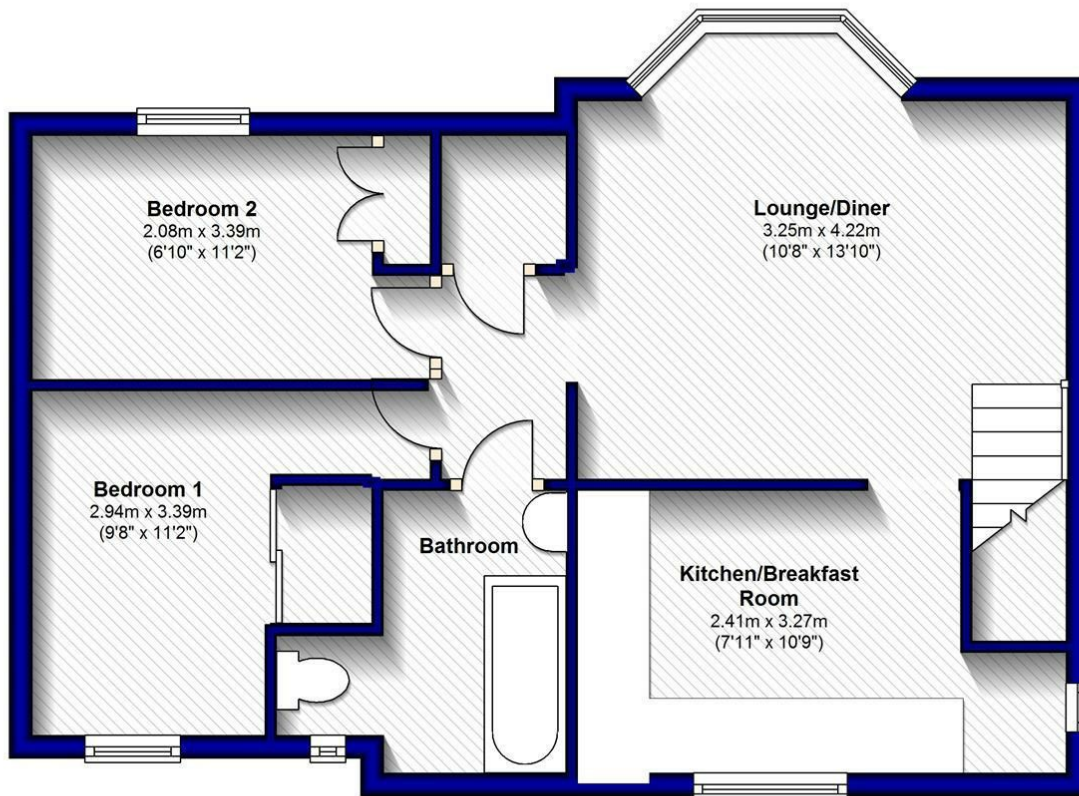
- White Goods
- Shared Garden
- Driveway
- 2 Bedrooms
- Living/diner
- Bathroom
- Gas heating

**£820 PCM Deposit £946**

Council Area: North Northants - Council Tax Band: A  
 Furnishing: Unfurnished  
 Holding Deposit required: One Week's Rent Value

### First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 43.1 sq. metres (464.4 sq. feet)

LOCATION, SITE AND FLOOR PLANS AND ANY PHOTOGRAPHS Are provided for initial visual guidance only and are not to scale and may omit features that would affect your decision. Please ring and discuss any queries you may have.

MEASUREMENTS The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

SERVICES Any proposed tenant must establish before tenancy that TV aerials, satellite dishes, and telephone points work. All tenants are to assume that these services are disconnected and to be reconnected at the tenant's cost.

PARTICULARS Charles Orlebar Estate Agents Ltd, for themselves and for the landlords, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract.

TELEVISION, PHONE, AND BROADBAND SERVICES are untested and are not provided by the landlord

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	75
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	