

**Flat B 42 Watkin Terrace
Mounts
NORTHAMPTON
NN1 3ER
£750 Per Month**



- AVAILABLE NOW
- ONE BEDROOM
- RADIATOR HEATING
- VIEWS OVER PARK
- COUNCIL TAX BAND: A

- FIRST FLOOR FLAT
- OPEN-PLAN LOUNGE/KITCHEN
- CLOSE TO TOWN CENTRE
- ENERGY EFFICIENCY RATING: C
- SORRY, NO PETS

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A first floor, one bedroom apartment overlooking the Northampton Racecourse and only a short walk into the town centre. The property has an open-plan lounge/kitchen, radiator heating and part double glazing. ****Unfurnished, sorry but no pets****

Ground Floor

Entrance Hall

Radiator, entry phone.

Lounge

13'9" x 11'7" into bay (4.20 x 3.55 into bay)

Bay window over looking the Racecourse, double radiator, open plan into kitchen.

Kitchen

6'5" x 5'9" (1.96 x 1.76)

Fitted in white base and wall mounted cupboards with chrome handles, inset single drainer stainless steel sink, roll top work surface space, fitted single electric oven, ceramic hob with extractor fan over, plumbing for washing machine, space for fridge, half tiling to walls, laminate flooring.

Bedroom One

12'7" x 8'3" (3.86 x 2.52)

Fitted mirrored wardrobe to the length of one wall, radiator, cupboard housing gas fired central heating boiler, window to front elevation.

Bathroom

Three piece suite comprising panel bath with mixer shower over, rail and curtain fitted, tiling to splash areas, corner wash hand basin with tiled splash back, close coupled W/C, single radiator, frosted window to front elevation.

Externally

Parking

On street parking with permits available from the council at concessionary rates.

Rear Garden

Communal rear garden with access out onto Racecourse.

Agency Notes

Local Authority: West Northamptonshire

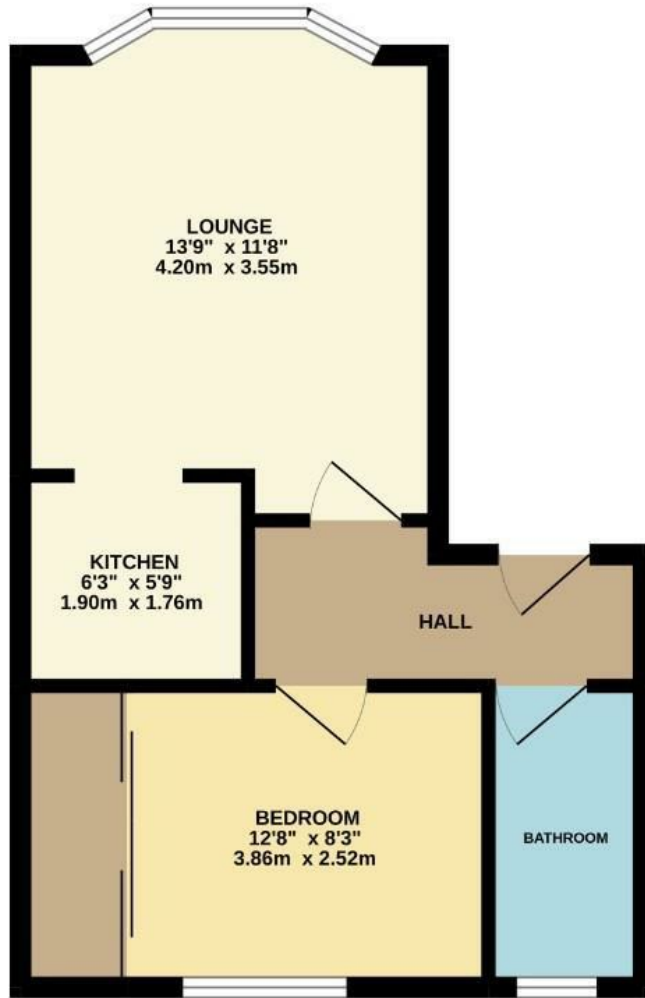
Council Tax Band: A

****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.

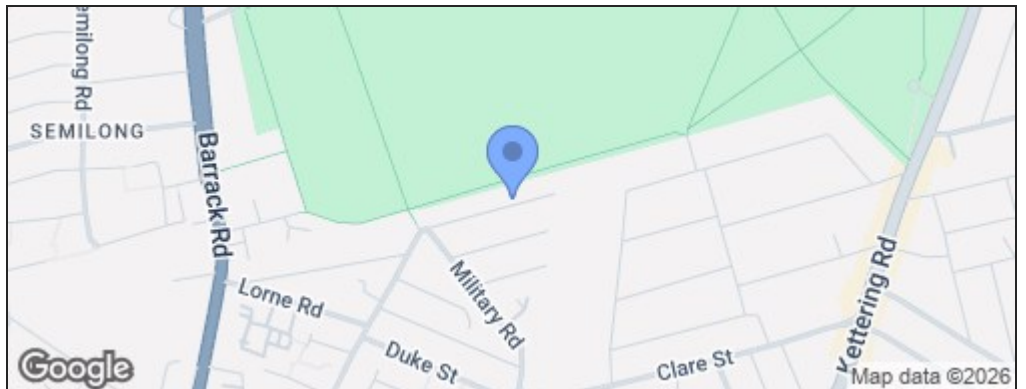


GROUND FLOOR



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		
(69-80) C	73	79
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.