

# Whites

ESTATE AGENTS

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## 4 St. Giles Street, Northampton, Northamptonshire NN1 1JA



**£950**

A stunning and spacious, two bedroom flat located in the heart of the electrifying artistic cultural quarter, which is only minutes from the vibrant bars, shops and popular restaurants. Situated on the first floor, the accommodation really does offer captivating views looking onto St. Giles Square and Guildhall. The unique accommodation has interesting shaped rooms with multiple windows and comprises entrance hall, stylish L-shaped living room, with the luxury kitchen located to one end. A range of matching units with integrated appliances to include oven, hob, fridge/freezer and washing machine. The two bedrooms are both doubles and face onto Derngate. There is a luxury shower room with designer fittings. Please note that blinds have now been fitted at all windows.

Available unfurnished now, £950.00 PCM. Deposit £1096.00. Holding deposit £219.00 which will be deducted from the first months rent.

Rates Payable: Council tax band C. Tenancy length, 12 months with a 6 months break clause.

Car parking is available through the council at the cost of around £118 PCM, please see this website -

<https://www.westnorthants.gov.uk/parking/apply-parking-permit/apply-parking-permit-northampton-town-centre-area>

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>	70	70
(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>	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	