

## Wallbeck Close, Northampton, NN2 8FD



# £950 PCM

Please note we are advertising on behalf of an independent agency and all enquiries will be forwarded onto them.

Spacious duplex two bedroom, two bathroom apartment located in a quiet development with communal garden and allocated parking. The property is located on the second floor and comprises of two spacious double bedrooms, two bathrooms, one family bathroom with bath and further en-suite to the master with double shower. UPVC doors in the lounge which overlook the communal garden and park. Oven, hob, washing machine and fridge freezer are supplied in the kitchen. The master bedroom and en-suite bathroom are accessed via a mezzanine staircase leading from the lounge. One allocated parking space is provided (on road parking is available) residents can access a private communal garden, gas central heating, the property is located within a quiet private development of 22 apartments in Kingsthorpe Northampton. Due to the nature of the mezzanine stairs this property is not suitable for young children (see photograph) sorry No pets (other than caged animals) are allowed due to restrictions on the lease. The EPC is C.

The Property is situated in the area of Kingsthorpe with various amenities including schools, shops, supermarket. The town centre can be reached in 5 /10 minutes by car (traffic dependant) and 15 minutes on foot. The train station is within a 15/20 minute walk with direct links to London Euston and Birmingham centre.

In order to proceed applicants are required to have a good credit history with no CCJS or bankruptcy and must have an annual income of £28,000 or more (this can be combined between applicants).

Available mid-February

Rent £950.00 per month

Deposit £ 1096.15

Weeks rent in advance to secure property £219.23

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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.