31 Chedworth Close
Ecton Brook
NORTHAMPTON
NN3 5HW

£700 Per Month

- AVAILABLE NOW
- GROUND FLOOR FLAT
- OFF ROAD PARKING
- ELECTRIC HEATING
- UPVC WINDOWS
- MODERN KITCHEN AND BATHROOM

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

PERSONAL • PROFESSIONAL • PROACTIVE

***Available Now** A one bedroom ground floor flat located on the eastern side of Northampton. The property is offered with a modern kitchen and bathroom, UPVC double glazing, and parking area to the front.

Lounge
16'11" x 9'8" (5.16 x 2.97)
TV aerial point, telephone connection point, electric heater, single cupboard housing electric fuse box, UPVC window to front elevation.

Inner Lobby
Access to kitchen and bathroom, airing cupboard with slatted linen shelving.

KItchen
10'0" x 5'9" (3.07 x 1.76)
Fitted in base and wall mounted cupboards with rolltop worksurfaces, single drainer stainless steel sink unit, fitted electric cooker with extractor fan over, plumbing for washing machine, fridge space, half tiling, UPVC window to front elevation.

Bedroom
13'5" x 10'4" (4.11 x 3.17)
Fitted wardrobes to length of one wall with central dressing area and overhead cupboards, electric heater, UPVC window to rear elevation.

Bathroom
Three-piece white suite of panelled bath with telephone style shower, pedestal wash hand basin, close coupled WC, half tiling, electric wall heater, frosted UPVC window to side elevation.

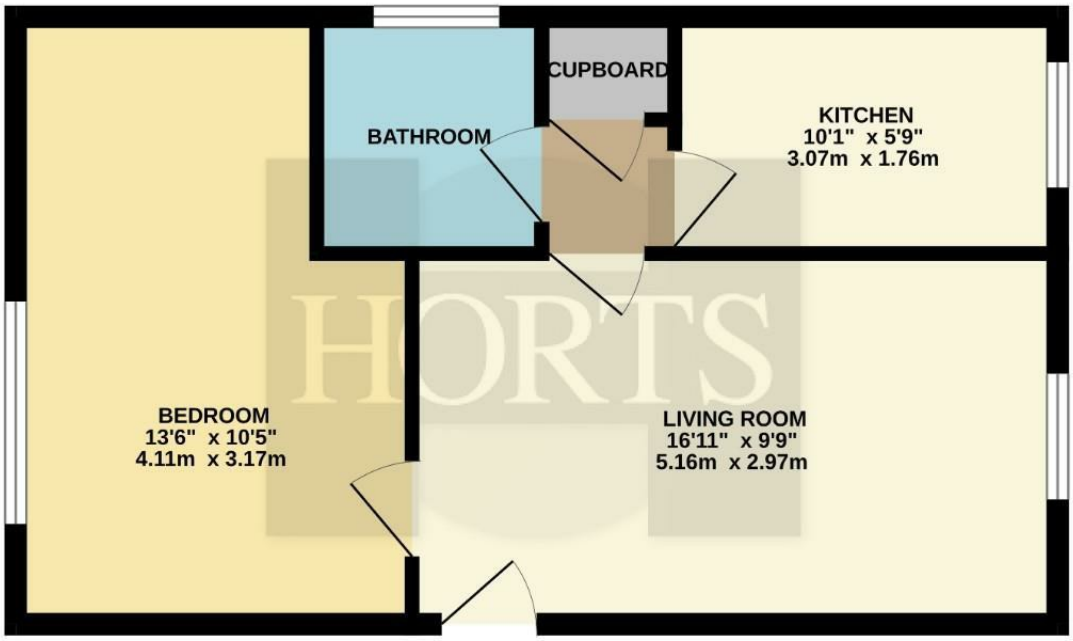
Parking
Ample parking located to the front of the property.

Agency Notes
Local Authority: West Northamptonshire Council
Council Tax Band - A

AGENTS NOTE - HOLDING DEPOSIT

When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week’s rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.4 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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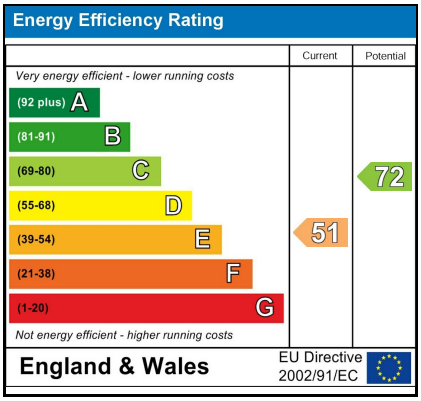

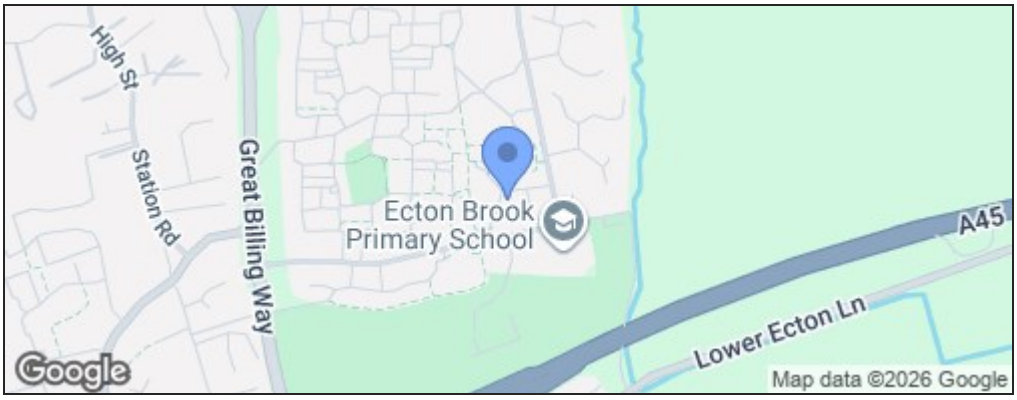

Disclaimer

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.