



## Flat 1 35a St. Giles Street

, Northampton, NN1 1JF

£1,075 Per Month



IF YOU WOULD LIKE TO BOOK A VIEWING, PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO!

Available now!!

A two bedroomed first floor apartment on the popular St. Giles Street with video entry intercom system and close to Northampton General Hospital.



Unfurnished accommodation: Entrance hall, lounge, kitchen, two bedrooms, ensuite shower room, bathroom. Council tax band A, EPC rating D. Electric heaters and secondary glazing. Property is painted white throughout with light brown carpets.

Upon entering the property, you are greeted by the entrance hall that provides access to all rooms. The lounge has two large windows offering plenty of natural light to flow in. Opposite the lounge is the kitchen, which has white gloss base/eye height cupboards, ceramic hob, extractor, oven, integrated microwave and dishwasher and an under counter fridge.

There are two storage cupboards in the hallway and a "utility room" which houses a washing machine. Please note that the landlord is not liable for repair or replacement of the washing machine.

Further down the hall are two bedrooms, one with an en-suite shower room and a family bathroom which has a shower over the bath, toilet, hand basin and a heated towel rail.

Lounge 16'06 max x 13'06 (5.03m max x 4.11m)

Kitchen 10'02 x 6'11 max (3.10m x 2.11m max)

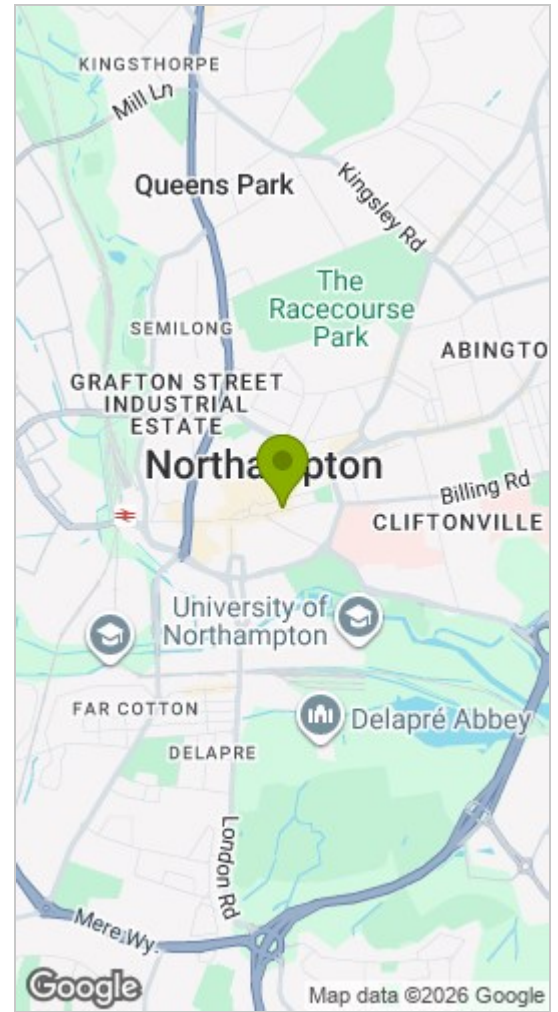
Bedroom One 16'07 x 8'04 (5.05m x 2.54m)

Bedroom Two 10'07 max x 8'10 (3.23m max x 2.69m)

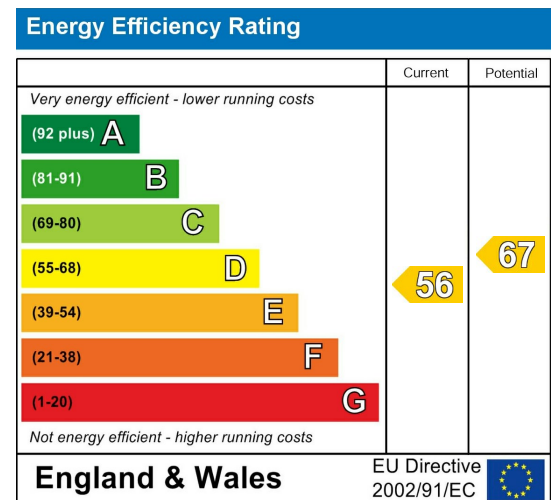
Ensuite Shower Room 7'06 x 8'04 (2.29m x 2.54m)

Bathroom 9'08 x 4'10 (2.95m x 1.47m)

## Area Map



## Energy Efficiency Rating



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

9 Westleigh Office Park, Moulton Park, Northampton, Northamptonshire, NN3 6BW

Tel: 01604 250066 Email: [rentals@greenerrentals.com](mailto:rentals@greenerrentals.com) <https://www.richardgreener.co.uk>