

**17 South Terrace
Abington
NORTHAMPTON
NN1 5JY**

£700 Per Month



- ****AVAILABLE NOW****
- **DOUBLE BEDROOM**
- **SHOWER ROOM**
- **ENERGY EFFICIENCY RATING: C**

- **STUDIO APARTMENT**
- **KITCHEN/BREAKFAST ROOM**
- **ELECTRIC RADIATOR HEATING**
- **COUNCIL TAX BAND: A**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A first floor studio apartment in the heart of Northampton's popular Abington area. The property offers a kitchen/breakfast room with oven and hob, double bedroom with fitted wardrobes and shower room with larger than average shower cubicle. Heating is via electric radiators and windows are UPVC double glazed. ****Unfurnished, sorry but no pets****

Ground Floor

Entrance Hall

Entry through composite partly glazed door, coat hanging rack, stairs rising to first floor.

Landing

Large airing cupboard housing boiler.

Kitchen/Breakfast Room

11'2" x 10'0" (3.42 x 3.05)

Refitted in white base and wall mounted cupboards, inset single stainless steel sink, built in electric oven, inset electric hob with extractor fan over, half tiling to kitchen area, laminate floor, electric radiator, sunken spotlights to ceiling, window to rear elevation.

Bedroom

11'8" x 10'4" (3.57 x 3.16)

Fitted wardrobe to both sides of chimney breast, further storage cupboard, laminate flooring, electric radiator, window to front elevation.

Shower Room

Large shower cubicle with full height tiling, wash hand basin with vanity cupboard and draws below and mirror above, close coupled W/C, tiled floor, sunken spotlights to ceiling, radiator, frosted window to rear elevation.

Agency Notes

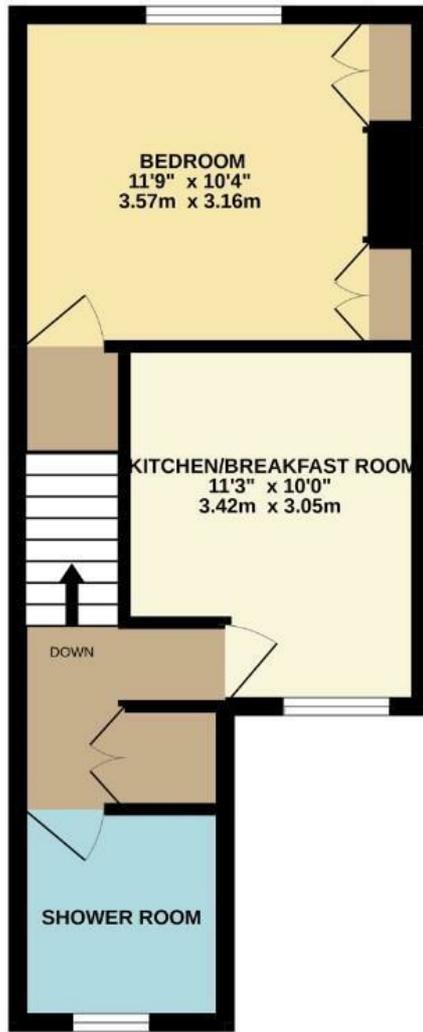
Local Authority: West Northamptonshire Council

Council Tax Band: A

****AGENTS NOTE - HOLDING DEPOSIT****

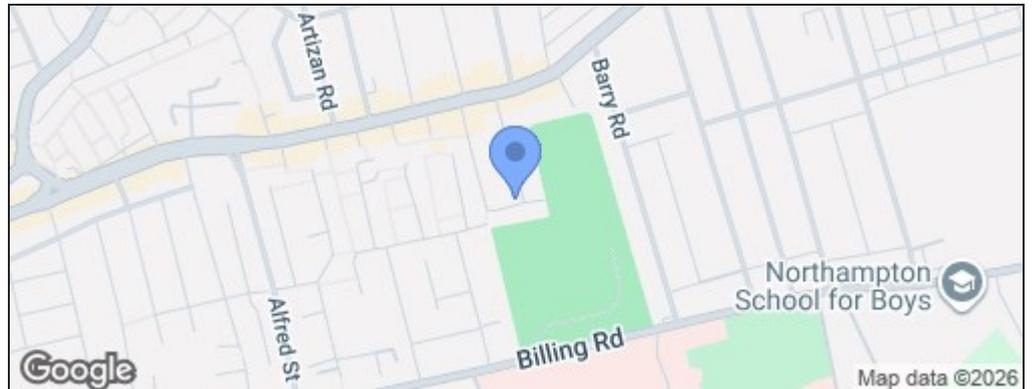
The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.