

21 Hoxne Court, St Edmunds Road, Northampton NN1 5EA



£950 Per Month

Situated within walking distance of Northampton General Hospital and the wide range of shops, cafés, restaurants and amenities available along Wellingborough Road, this top floor apartment offers spacious and versatile accommodation and benefits from a C-rated EPC and gas central heating. Northampton town centre and Hospital are a 10 minute walk away.

The property features a generous living/dining room with French doors opening onto a Juliet balcony, together with a separate fitted kitchen which is well equipped with a gas hob, electric oven, fridge freezer and washing machine. There are two bedrooms, including an impressive principal bedroom benefiting from an en suite shower room, while a separate bathroom serves the remainder of the accommodation.

Available unfurnished now, £950PCM. Deposit £1096.00. Holding deposit £219.00, which will be deducted from the first rent payment. Rates apply, council tax band B. Car parking is on street where available. A parking permit from the council will be required at the cost of £45 Per year (according to council website July 26)

Hallway



Living Room

12'6" x 11'9" (3.827 x 3.589)



Kitchen

8'5" x 5'11" (2.582 x 1.814)



Bedroom One

16'4" x 12'2" restricted head height (5 x 3.732 restricted head height)



En-suite

9'10",3116'9" x 5'7" (3,950 x 1.726)



Bedroom Two

9'8" x 7'8" (2.951 x 2.350)



Family Bathroom
6'6" x 5'6" (2 x 1.7)

Lease Information

The Vendor has advised that the property is subject to a ground rent of £200 per annum and a service charge of £138.09 per calendar month. The length of lease is 99 years (less Lease numbered 4 in 3 days) from 25.3.2004

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		
	78	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	