142a Abington Avenue
Abington
NORTHAMPTON
NN1 4PD

£725 Per Month

- AVAILABLE DECEMBER
- ONE BEDROOM
- NEW KITCHEN
- UPVC AND RADIATORS
- FIRST FLOOR MAISONETTE
- REFURBISHED THROUGHOUT
- NEW SHOWER ROOM
- ENERGY EFFICIENCY RATING: D

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

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The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Available December A one bedroom first floor maisonette located above a shop with modern kitchen kitchen and shower room. The property has upvc double glazing throughout and heating is supplied via gas radiators. **Unfurnished, sorry no pets**

Entrance Hall
Entry through UPVC partly glazed door, laminate flooring, coat hanging rack.

Cloakroom
Closed coupled W/C, wash hand basin in vanity cupboard, half height tiling, laminate flooring, radiator, window to rear elevation.

Shower Room
Corner shower cubicle, heated chrome towel rail, laminate flooring, tiling from floor to ceiling, extractor fan.

Kitchen
7'6" x 10'5" (2.30 x 3.19)
Newly fitted kitchen with base units and eye level cupboard, wood grain effect work surface space, fitted electric oven, inset electric hob with stainless steel extractor fan over, inset single drainer stainless steel sink unit, plumbing for washing machine, tall standing fridge/freezer space, laminate flooring, gas fired central heating boiler, radiator, tiling to splash areas, frosted window to side elevation.

Lounge
14'1" x 11'5" (4.30 x 3.48)
Laminate flooring, television/audio plinth to side of chimney breast, radiator, window to rear elevation.

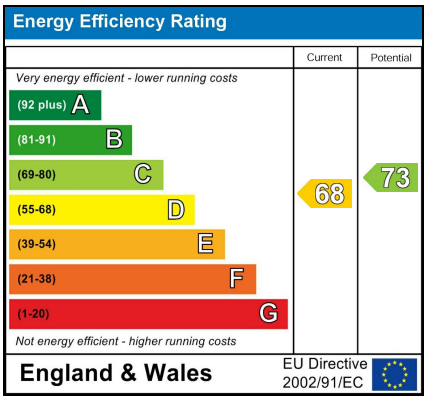
Bedroom
14'1" x 10'7" (4.30 x 3.23)
Recess to side of chimney breast, radiator, two windows to front aspect.

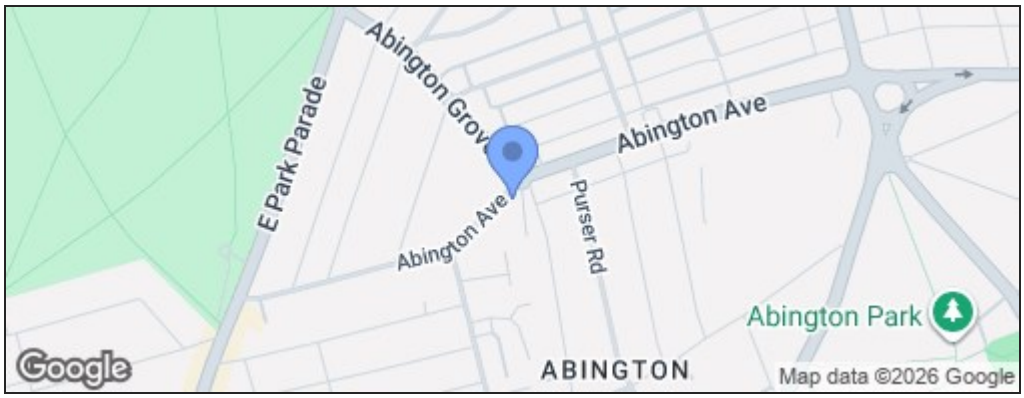
Access to property
Please note that this property is located above a fast food restaurant. Access is gained from the rear which is via an un-adopted service road. This may not be suitable to all tenants.

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

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).





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.