



## 314b Wellingborough Road, Abington

Abington, Northampton, NN1 4EP

£1,095 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON.

Available now!!

Two storey duplex apartment with two double bedrooms, two bathrooms, high ceilings, recently replaced carpets throughout and kitchen appliances included, located in Abington, within walking distance of Abington Park, and close to Northampton General Hospital.



Unfurnished Accommodation: Entrance hall, living room, kitchen, two double bedrooms, bathroom, shower room. No pets permitted. Energy Rating D. Council Tax Band B. Maximum two sharers/friends/colleagues. Maximum two children.

The main entrance off Wellingborough Road opens into a communal hallway which is shared with the ground floor flat. Stairs rise to this duplex apartment's entry door, which is on the first floor. This property spans two storeys, on the first and second floors of the building.

The entry door opens into the hallway, which has recently replaced carpet, continued in both bedrooms and to the upstairs landing. There are two double bedrooms: one has a window overlooking the rear of the property and the other has a bay window overlooking Wellingborough Road. There is a shower room with a wet room style shower, a white wc and hand wash basin. The larger-than-average bathroom provides a white wc, a hand wash basin & a bath with a shower over.

Stairs lead to the top floor landing where you will find the kitchen, which is fitted with a range of oak base cupboards with integrated appliances including: ceramic hob, oven and extractor hood, washing machine, dishwasher. A freestanding fridge/freezer is provided but the landlord is not liable for repair or replacement. The living room with wooden laminate flooring and windows to the front elevation.

This property has electric heating and an intercom entry system. Parking is available at all times in the nearby streets and it is unallocated, so does not require a permit. There is a one-hour parking bay in front of the property, on Wellingborough Road, which is in action between the hours of 7.30am and 6pm.

Bedroom One 14'07 min x 12' (4.45m min x 3.66m)

Bedroom Two 11'09 min x 9'03 max (3.58m min x 2.82m max )

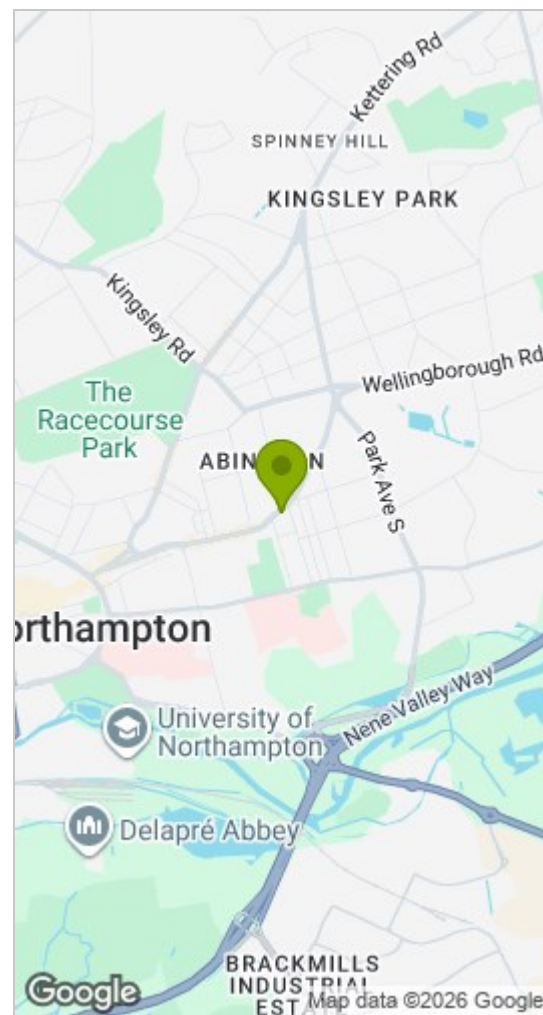
Bathroom 8'11 x 8'11 (2.72m x 2.72m)

Shower Room 13'08 x 3'06 (4.17m x 1.07m)


Kitchen 12' x 8'10 min (3.66m x 2.69m min)

Living Room 14'07 min x 12'01 (4.45m min x 3.68m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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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>