



Excelsior Court, Irthlingborough NN9 5FE
£675 PCM

- Second floor apartment
- Double Bedroom
- Parking
- Lounge/ Diner
- Electric Heating
- Upvc Double Glazing



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Smartamove are pleased to offer for let this second floor one bedroom apartment, situated in the heart of Irthlingborough town and is close to all local amenities. The property comprises of entrance hall, fitted kitchen, lounge/diner, double bedroom and bathroom. The property also benefits from electric heating, Upvc double glazing and allocated parking. Viewings are recommended with move in 1st July subject to referencing. The deposit is £778, the council tax for this property is A and the EPC is E.



Although SmartaMove Ltd believe these details to be a fair and accurate description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Passive
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	

EU Directive 2002/91/EC

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