

**15 St. Peters Court St. Peters
Street
NORTHAMPTON
NN1 1SH**

£850 Per Month



- AVAILABLE NOW
- ONE BEDROOM
- RADIATOR HEATING
- TWO MINUTE WALK TO STATION
- ENERGY EFFICIENT RATING: B

- GROUND FLOOR FLAT
- KITCHEN WITH APPLIANCES
- PARKING FOR ONE CAR
- REDECORATED
- 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 one bedroom ground floor flat located only a two-minute walk from Northampton town centre and the railway station (Euston in one hour). The property is presented in immaculate condition and benefits from a kitchen with appliances, a three-piece shower room with a double shower, bedroom with fitted triple wardrobe and radiator heating. The property also comes with a single parking space included in the rent, with an additional space available at a cost of a further £50 a month. ****Unfurnished****

Entrance Hall

Coat hanging rack, laminate flooring.

Lounge/Kitchen

22'5" x 10'0" (6.85 x 3.06)

Lounge Area

Radiator, window to rear aspect.

Kitchen Area

Fitted in white wall and base mounted cupboards, single drainer stainless steel sink unit, real wood work surface space, inset single electric oven, inset electric hob with extractor fan over, fitted fridge, fitted washing machine, half tiling to walls, laminate flooring, small breakfast area.

Bedroom One

13'0" x 8'3" max (3.97 x 2.53 max)

Triple fitted wardrobe, radiator, window to rear elevation.

Shower Room

Three piece suite of one and a half width shower cubicle, pedestal hand wash basin, close coupled WC, fitted mirror and vanity cupboard, extractor fan, heated chrome towel rail, lino floor covering.

Externally

Parking

The property is offered with space for one car. An additional car space can be purchased for an extra £50.00 per month.

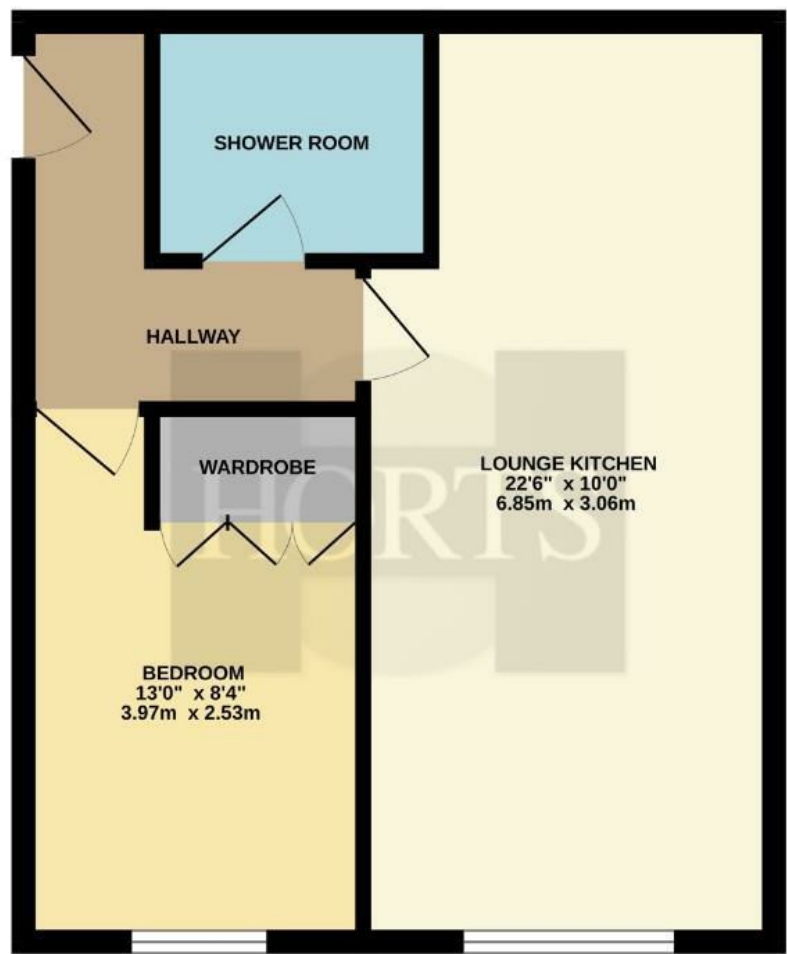
Agents Notes

Council Tax Band: A

****HOLDING DEPOSIT****

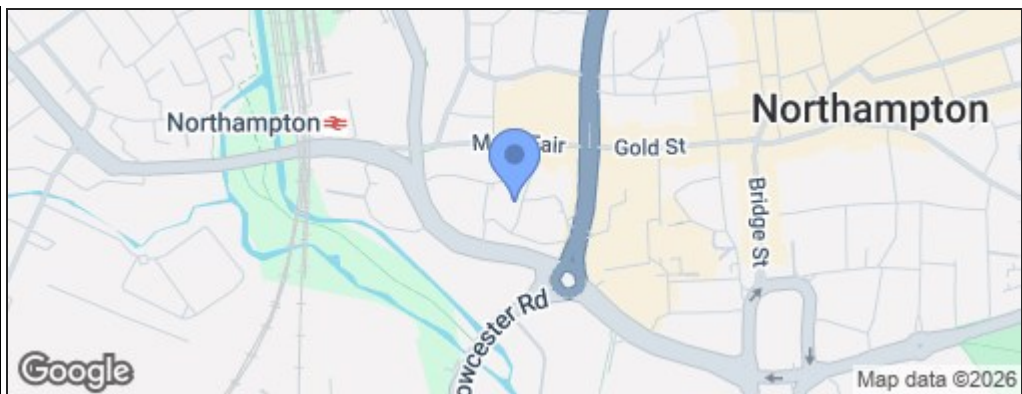
The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should 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
Very energy efficient - lower running costs		
(92 plus) A	84	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.