

## Park Road, Wellingborough, NN9 6TY



## £825 PCM

Spacious Two double bedroom Maisonette located in the small market town of Raunds. Modern property comprising of entrance hall, stairs leading to spacious first floor lounge, large kitchen with oven, hob & washing machine, two double bedrooms, family bathroom with bath & shower over. Gas radiator central heating, UPVC double glazing, allocated parking for one vehicle, ample off road parking. Various local amenities are available within Raunds & Rushden including schools, bars restaurants, cafe's. The property is located within a 5-10 minute drive to Rushden lakes which offers woodland walks, boat hire for the lake, cinema, crazy golf. EPC rating is C.

Available end of June  
Rent £825.00 per month  
Deposit £951.92

Weeks rent in advance to secure property £190.38

Applicants must have a good credit score to pass the referring process, no IVA, bankruptcy or CCJ's. Annual income must be excess of £26,000 to pass affordability, this can be shared between applicants.

Please note we are advertising on behalf of an independent landlord and all enquires will be forwarded onto them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.