



**Broad Green, Wellingborough NN8 4LH**  
**£625 PCM**

- Double Bedroom
- Secondary Glazing
- Two bathrooms
- Communal Cleaner
- Free WiFi
- Furnished
- Gas Radiator Central Heating
- Bills Included



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Smartamove are pleased to offer for let this first floor double bedroom situated close to the town centre. The property comprises of a communal entrance, fitted kitchen with utilities and two shared bathrooms. The room comes fully furnished. The property also benefits from gas radiator central heating and secondary glazing. The price is inclusive of all bills including council tax, water, gas and electric, and also comes with free wifi and a cleaner for communal areas. There is locked storage for bicycles and motorbikes, as well as a parking space included. The EPC for the property is B and council tax band is B. The deposit required is £721 and is a minimum of 6 months tenancy Available to couples at and additional charge.



Although SmartaMove Ltd believe these details to be a fair and accurate the 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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| 92-100 <b>A</b>                             |         |           | 92-100 <b>A</b>                                                 |         |           |
| 81-91 <b>B</b>                              |         |           | 81-91 <b>B</b>                                                  |         |           |
| 69-80 <b>C</b>                              |         |           | 69-80 <b>C</b>                                                  |         |           |
| 55-68 <b>D</b>                              |         |           | 55-68 <b>D</b>                                                  |         |           |
| 44-54 <b>E</b>                              |         |           | 44-54 <b>E</b>                                                  |         |           |
| 35-43 <b>F</b>                              |         |           | 35-43 <b>F</b>                                                  |         |           |
| 2-34 <b>G</b>                               |         |           | 2-34 <b>G</b>                                                   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           | England & Wales EU Directive 2002/91/EC                         |         |           |

SmartaMove Ltd, 4 Burystead Place, Wellingborough, Northants, NN8 1AH

tel: 01933 423 983

email: info@smartamove.co.uk