



## Denmark Road, Northampton

**£2,620 PCM**



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**Council tax band: A | EPC rating: C**

- 25/26 Student Accommodation
- Fully Refurbished
- ALL Bills included

- 4 Bedroom Student House
- Modern Property

## Description

### FOUR BEDROOM STUDENT HOUSE FOR THE 2025/26 ACADEMIC YEAR, available AUGUST 2025

Nicholas Humphreys are pleased to bring this modern student house to the market which is available from AUGUST 2025. Located on Denmark Road, Northampton it is well located for easy access to the Waterside Campus and the Hospital.

#### Internally, the property comprises of:

**Four Double Bedrooms:** Each bedroom includes a double bed, wardrobe, chest of drawers, and bedside drawers.

**Lounge:** Includes sofa/chairs, coffee table and TV.

**Kitchen:** Includes fitted units with plenty of storage along with washing machine, tumble dryer, fridge freezer, oven and hob.

**Shower Room Ground Floor:** Includes double walk-in shower cubicle, wash hand basin and WC

**Outside:** Mainly paved.

#### **Rent, Fees and Terms:**

**Room 1:** Ground floor double - £151.20 PW

**Room 2:** Ground floor double - £151.20PW

**Room 3:** First floor double - £151.20PW

**Room 4:** Second floor double - £151.20PW

**Deposit:** Tenants will have an option to pay £400 each or utilise our cash deposit option which is 1 week fee payment (minimum of £150 and subject to criteria, ask our team for more details).

**Holding Deposit:** 1 week's rent paid via the website to reserve the property which is then allocated to your first rental payment.

**Contract Length:** 11 months from 1st August 2025 - 31st July2026

**Bills:** ALL Included - WIFI, Gas, Electric & Water. Subject to bill cap of £555 per signed tenant

**Viewing of this property is highly recommended.**

#### THE PROCESS

**PHYSICAL VIEWING** - Please come along for the viewing with your group, but if all of your group can't make it, we can also do a virtual viewing.

**VIRTUAL VIEWING** - Why not use Facetime/Video Call with all of your group so you can all see it together?

**DEPOSIT** - you will need to pay this when you sign the tenancy agreement.

**GUARANTOR** - All students must provide a UK Guarantor There are some alternatives if you are an overseas student, so please contact us to discuss.

Before reserving a property ensure that you know the length of the TENANCY and the PAYMENT TERMS (i.e., monthly or quarterly)

**ELECTRONIC DOCUMENTATION** - we send out all of the application and tenancy documents electronically. This allows you to complete them on your tablet or laptop and you do not have to visit the office or print them off.

Please note that the pictures and video tour shown are for viewing purposes only and have been taken previously, and the contents were accurate at the time it was prepared. There may be slight changes made in the property since the pictures/recording took place. The agent will not be held liable for anything that may be mentioned after the point that this pre-recording took place.

## Photographs



## Map

