



## 21 Scholars Court

Derngate, Northampton, NN1 1DQ

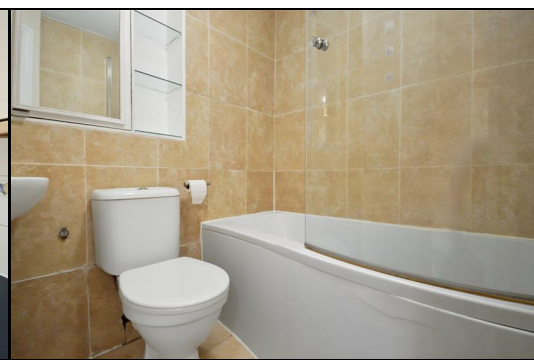
£1,150 PCM



IF YOU WOULD LIKE TO BOOK A VIEWING, PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO.

Available to move into now!

A neutrally decorated modern two bedroomed first floor apartment with double glazing, electric storage heating, security alarm & entry phone system. The property is conveniently located in the Town Centre with an allocated parking space.



Unfurnished Accommodation: Entrance hall, living/dining room, kitchen, two bedrooms, bathroom, allocated parking space. Energy Rating B. Council Tax Band C.

Accessed via a secure communal entrance, the property opens into a central hallway from which all rooms lead off. The space has been decorated in neutral tones and is carpeted throughout, creating a calm and homely feel. The L-shaped living/dining area is bright and welcoming, with French doors opening to a Juliet balcony with rear views across the treetops. Two additional timber-framed double-glazed windows allow light to flood in, and there's a handy storage cupboard tucked just off the living space. The separate kitchen features a practical layout with cream-finished cabinets, tiled splashbacks, and ample worktop space, complemented by an electric oven and hob, washer/dryer and under-counter fridge but the landlord is not liable for the repair or replacement.

The family bathroom is fully tiled and fitted with a curved bath with shower over, heated towel rail, WC and wash basin.

The property offers two bedrooms. The master is a generous double with mirrored sliding wardrobes and front-facing window allowing natural light to stream in. The second bedroom is a compact double/large single, ideal for a child's bedroom, nursery or home office, also facing the front aspect. Both rooms are neutrally decorated.

This property is unfurnished and benefits from allocated permit parking and peaceful surroundings.

Lounge 13'09 x 15'10 (4.19m x 4.83m)

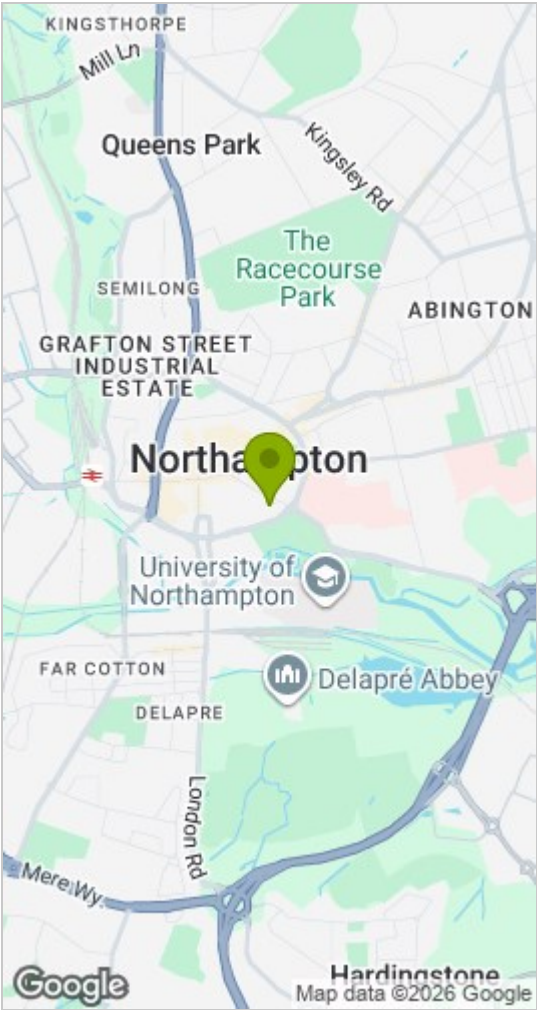
Kitchen 11'03 x 6'02 (3.43m x 1.88m)

Bedroom One 12'11 x 9'01 (3.94m x 2.77m)

Bedroom Two 9'04 x 6'07 (2.84m x 2.01m)

Bathroom 6'05 x 5'06 (1.96m x 1.68m)

Area Map



Energy Efficiency Rating

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 81        |
| (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 |           |

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