



Flat 5, 8 Henry Bird Way

Southbridge, Northampton, NN4 8GA

£950 PCM



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Available Now.

A bright and well-presented two-bedroom second-floor flat, recently redecorated throughout and offering well-proportioned accommodation. The property benefits from a particularly spacious dual-aspect living room, electric heating and residents' permit parking.



Unfurnished Accommodation: Entrance hall, lounge/dining room, kitchen, two double bedrooms, family bathroom, allocated parking space. Council Tax Band C - Energy Rating C

Entering the property, the generous entrance hall provides access to all rooms. The fitted kitchen offers a good range of base and eye-level units with work surfaces, tiled splashbacks and stainless-steel sink with mixer tap. Appliances include an electric oven and hob, washing machine and under-counter fridge with freezer compartment. The washing machine and fridge are provided for the tenant's use; however, the landlord will not be responsible for their repair or replacement.

The spacious living room is a particularly light room, benefiting from windows to two elevations and carpeted flooring. The master bedroom is a good-sized double with carpeted flooring and windows to two elevations. Bedroom two is a smaller double bedroom and would also work well as a home office or guest room, with a window providing natural light. The bathroom comprises a white suite with bath and shower over, pedestal wash-hand basin and low-level WC, together with partially tiled walls and a window providing natural light. The property has been recently repainted throughout, giving it a fresh and neutral finish, and is heated via electric heating. Residents' permit parking is available, with a parking permit required.

Entrance Hall 10'7" x 6'5" (3.23m x 1.96m)

Living Room 14'3" x 12'0" (4.34m x 3.66m)

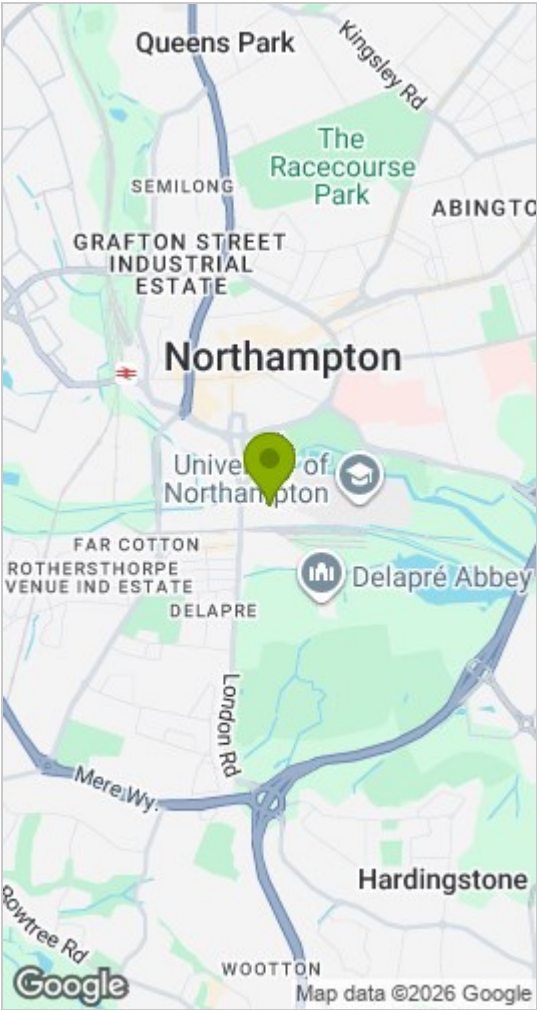
Kitchen: 7'11" x 7'9" (2.41m x 2.36m)

Master Bedroom: 10'8" x 8'10" (3.25m x 2.69m)

Bedroom Two: 12'3" x 7'2" (3.73m x 2.18m)

Bathroom 7'9" x 5'9" (2.36m x 1.75m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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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