



## Flat 10, 58-59 Billing Road

Abington, Northampton, NN1 5DE

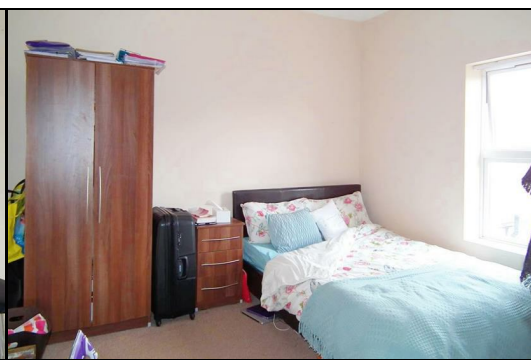
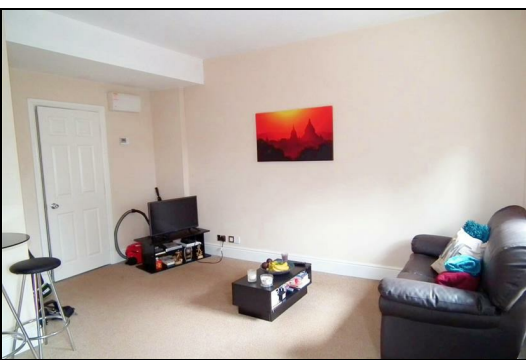
£875 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE SIMPLY CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU.

Available now!!

A one bedroom second floor apartment situated very close to Northampton General and St Andrews Hospitals.



Unfurnished Accommodation: Entrance hall, open plan living room/kitchen, bedroom, shower room. Energy Rating C. Council Tax Band A.

Welcome to this top floor one-bedroom apartment (2nd floor) available for rent. The apartment comes unfurnished but offers numerous advantages, including gas fired radiator heating and upvc double glazing.

Upon entering, you are greeted by a small hallway that leads to the open plan living room/kitchen. This bright and inviting space features large windows overlooking the front, filling the room with natural light. The kitchen area boasts stylish walnut effect laminate flooring and units, complemented by sleek black tiled splashbacks. Essential kitchen appliances such as a gas hob and electric oven an under-counter fridge and washing machine are provided but please note that the landlord will not be responsible for any repair or replacement of the white goods.

The apartment includes a comfortable bedroom with a carpeted floor and a window overlooking the rear elevation. The shower room is conveniently accessed from the bedroom and features a shower cubicle, hand wash basin, and wc, all complemented by attractive walnut effect laminate flooring.

This property holds an Energy Rating C and falls under Council Tax Band A.

Don't miss the opportunity to make this charming unfurnished apartment your next home, featuring modern amenities and a desirable location. Contact us for further details and to arrange a viewing.


Living Room/Kitchen 13'02 x 11'01 (4.01m x 3.38m )

Bedroom 17'06 x 8'02 (5.33m x 2.49m)

## Area Map



## Energy Efficiency Rating

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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