



## 314a Wellingborough Road

Abington, Northampton, NN1 4EP

£1,025 PCM



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

Available now!!

A ground floor apartment with two double bedrooms, a fully fitted shower room, a cellar and a garden, with high ceilings, neutral decoration and electric heating, located in the popular area of Abington, which is close to Abington Park, Northampton School For Boys and St Andrews and Northampton General Hospitals.



Unfurnished accommodation: Entrance hall, living room, kitchen, two bedrooms, shower room, cellar, garden. Maximum two small children. Maximum two sharers. Energy Rating C. Council Tax Band A.

This ground floor apartment shares a communal entrance with one other property. It is located on Wellingborough Road, which offers a great mixture of shops, cafes, restaurants, bars, betting shops and boutiques.

The front door opens into the hallway which has an electric heater and access to the large cellar. Please note, cellars are naturally damp environments so should not be used to store valuable or perishable items.

To the front of the property there is the master bedroom, with a large bay window overlooking Wellingborough Road and allowing in plenty of natural light. The second bedroom has a window and a glazed door allowing access to the side of the garden. Both bedrooms are carpeted.

The living room has a window to the side elevation and leads through to the kitchen, which has vinyl flooring and a window to the side elevation. There are some eye and base level cupboards and a ceramic hob, electric oven and an extractor hood. A washing machine and fridge/freezer are provided but the landlord will not be liable for repair or replacement.

The shower room has been fitted with a shower and flooring and wall panelling. There is a door to the rear allowing access to the garden, which is mainly patio and gravel, with shrubbery borders.

Lounge 12'10 x 9'06 (3.91m x 2.90m)

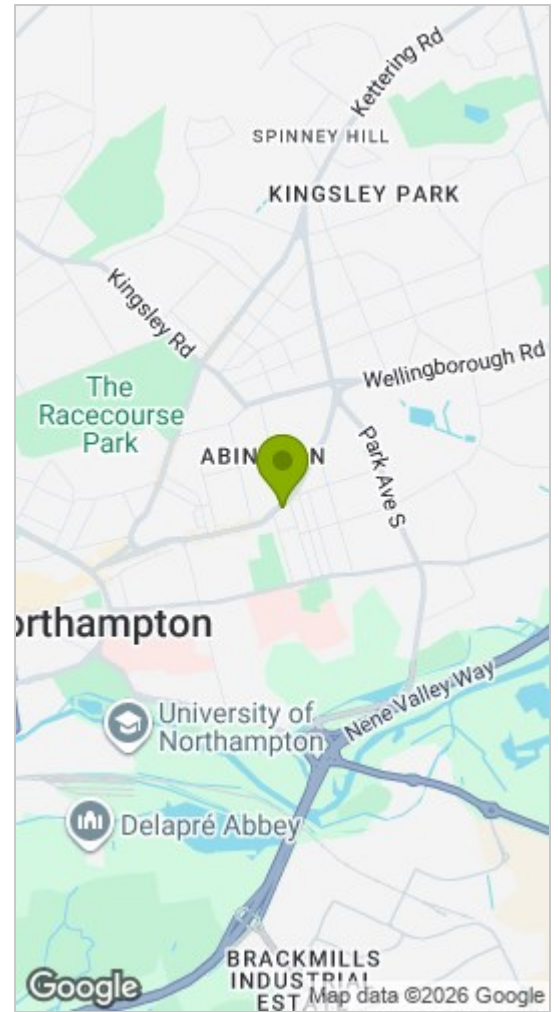
Kitchen 9'06 x 6'08 (2.90m x 2.03m)

Master Bedroom 11'10 x 11'07 (3.61m x 3.53m)


Second Bedroom 12'07 max x 10'02 max (3.84m max x 3.10m max)

Shower Room 5'10 x 5'03 (1.78m x 1.60m)

## 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                                   |  | 69  | 76        |
| (55-68) D                                   |  |   |           |
| (39-54) E                                   |  |   |           |
| (21-38) F                                   |  |   |           |
| (1-20) G                                    |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

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