



## 59 Park Corner

, Northampton, NN5 5FL

£1,075 PCM



IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available Now

A spacious and well-proportioned two-bedroom ground floor apartment, benefitting from an enclosed sheared rear garden and allocated parking space.



Unfurnished Accommodation; Lounge/Dining, Kitchen, Two Bedrooms, Bathroom and Sheard rear garden. EPC - C. Council Tax band C

Located within a modern development, this well-presented apartment offers generous accommodation throughout and would be ideally suited to a professional couple or single occupant seeking comfortable and convenient living. Impressive lounge/dining room, providing excellent space for both living and dining furniture. French doors open directly onto the enclosed shared rear garden, allowing plenty of natural light to flood the room. The Garden is shared with one other apartment in the building. The kitchen is fitted with a range of wall and base units and benefits from a gas hob, electric oven and stainless steel extractor hood. A slimline dishwasher and washing machine are also provided for the tenant's use. Please note that the washing machine are provided on a goodwill basis and the landlord will not be responsible for their repair or replacement during the tenancy.

The Master bedroom is a standout feature of the property, benefitting from built-in wardrobes and offering excellent storage space. The second bedroom offers flexibility and would make an ideal guest bedroom, home office or dressing room. The accommodation is completed by a modern bathroom fitted with a contemporary white suite comprising bath with shower over, wash hand basin and WC.

Externally, the property enjoys the benefit of an enclosed rear garden together with an allocated parking space.

Properties of this specification are rarely available and early viewing is highly recommended.

Lounge/Diner 18'6" x 12'10" (5.64m x 3.91m )

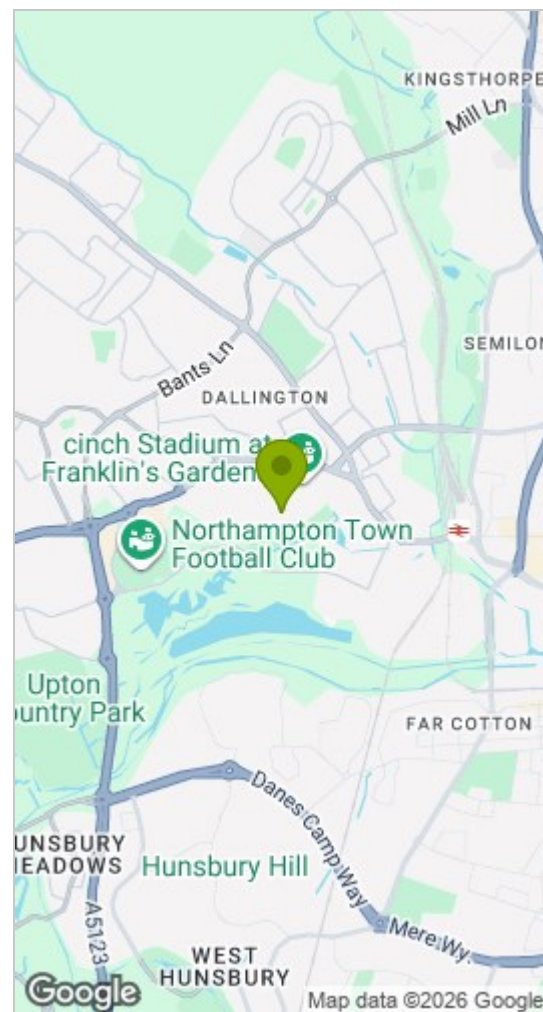
Kitchen 9'1" x 8'0" (2.77m x 2.44m )

Master Bedroom 15'0" x 13'2" ( 4.57m x 4.01m )


Bedroom Two 10'7" x 6'9" (3.23m x 2.06m )

Bathroom 7'1" x 5'11" (2.16m x 1.80m )

## 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>	<b>80</b>	<b>80</b>
(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.

9 Westleigh Office Park, Moulton Park, Northampton, Northamptonshire, NN3 6BW

Tel: 01604 250066 Email: [rentals@greenerrentals.com](mailto:rentals@greenerrentals.com) <https://www.richardgreener.co.uk>