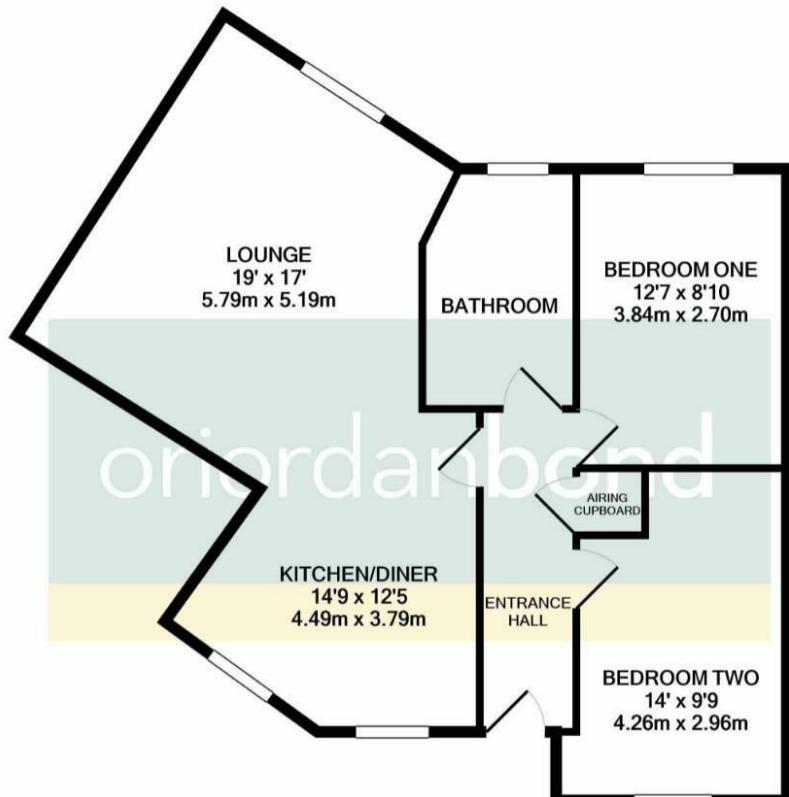




**Timken Way South**  
Duston, Northampton

**oriordanbond**  
LETTINGS



TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

## Timken Way South

Duston  
NN5 6FE

£995 PCM

A modern ground floor maisonette situated on the popular Timken estate, Duston. Offered and presented in very good order throughout, the property has spacious accommodation comprising entrance hall, sitting/dining room open to large kitchen, two double bedrooms and a shower room. Outside is a small courtyard garden and allocated off road parking to the rear. Further benefits include gas radiator heating and uPVC double glazing.

### Tenancy Information

- Deposit: £1,148.00 (1 Week Holding Deposit - £229.61)
- Smokers: Not Allowed
- Pets: Not Allowed
- Unfurnished
- Length of Tenancy: 12 Months
- Available: End of May 2024

### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Weston Favell Lettings  
01604 814400

lettingswestonfavell@oriordanbond.co.uk

