



# Clays Court

Walgrave, Northamptonshire

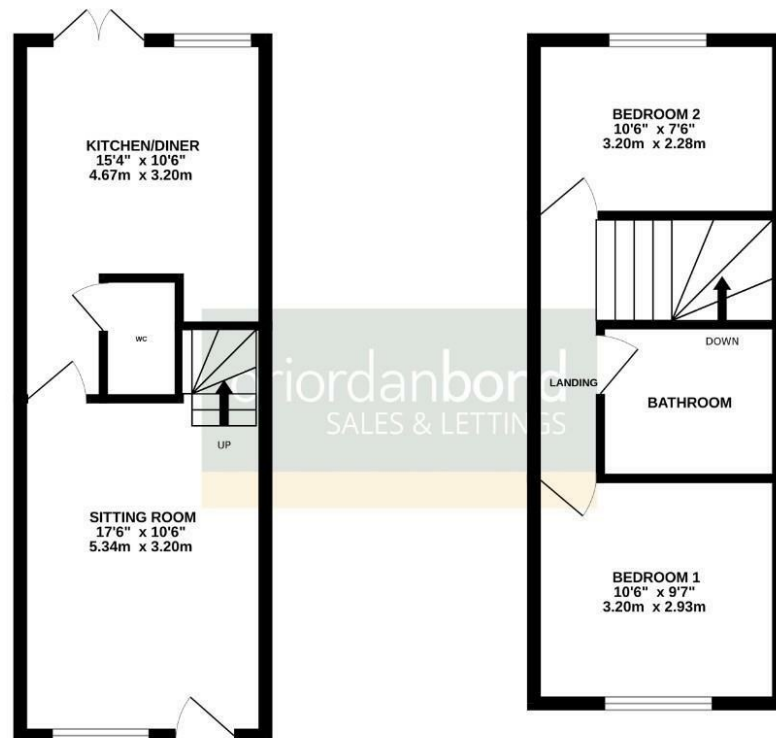
oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
312 sq. ft. (29.0 sq. m.) approx.



1ST FLOOR  
298 sq. ft. (27.6 sq. m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Estate Agent: 02025

## Clays Court

Walgrave

NN6 9RP

£1,100 PCM

A modern stone mews style property in this unique development of just five stone houses situated close to the village centre of Walgrave. This super modern starter home is presented in immaculate condition with the advantage of an enclosed private rear garden and two allocated parking spaces to the front of the property. The accommodation includes sitting room, fitted kitchen/dining room with built-in appliances, cloakroom/WC, first floor landing, two good size bedrooms and fitted family bathroom/WC. The property benefits from gas radiator heating and uPVC double glazing.

### Tenancy Information

- Deposit: £1,269.00 (1 Week Holding Deposit - £253.00)
- Smokers: Not Allowed
- Unfurnished
- Length of Tenancy: Long term
- Available: Immediately

### Additional information

- Council Tax Band: B
- 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.

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