



## 3 Abbey Mews

St James, Northampton, NN5 5LP

£1,350 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 to move into from 21st August 2025

A modern three bedroom, three storey mews house, situated on a gated development of just 5 houses, with two parking spaces, a courtyard garden and a communal front garden.



Unfurnished accommodation: Entrance hall, cloakroom/wc, open plan living/dining room, kitchen area, three double bedrooms, en-suite shower to master bedroom, family bathroom, two parking spaces. No pets permitted, maximum of two sharers. Energy Rating B. Council Tax Band D.

Built in 2019, is this three double bedroom mid terrace, three storey house on a mews development of just five properties situated behind electronic gates. Each property has the benefit of two parking spaces, a timber storage shed, a courtyard garden to the rear, grey woodgrain flooring to the ground floor, upvc double glazing and gas combi radiator heating.

The front door leads into the entrance hall containing stairs leading to the first floor. The cloakroom/wc has a white suite with vanity cupboard, housing the boiler. The open plan living area and kitchen has hard flooring and upvc French doors leading to the rear garden. The kitchen has grey gloss effect units with an integrated full size dishwasher, fridge/freezer, gas hob, electric oven and washing machine. There is a window to the front aspect and another window in the living/dining area which looks out on the garden, providing lots of natural light into this room.

To the first floor are two double bedrooms, one with a window to the front and the other with a window to the rear. Both are carpeted and have fitted blinds at the windows. The bathroom has a shower over the bath, with a glazed screen, plus a vanity wash hand basin with storage below and a wc.

On the top floor is the master suite, which consists of the dual-aspect bedroom, with a door leading to the en-suite bathroom which has a double size walk in shower, vanity wash hand basin and wc.

Externally, there is a courtyard garden which is laid with patio and has a pedestrian gate to the side access. There are two parking spaces and communal gardens to the front, and an allocated storage shed. The development is situated behind electronic gates.

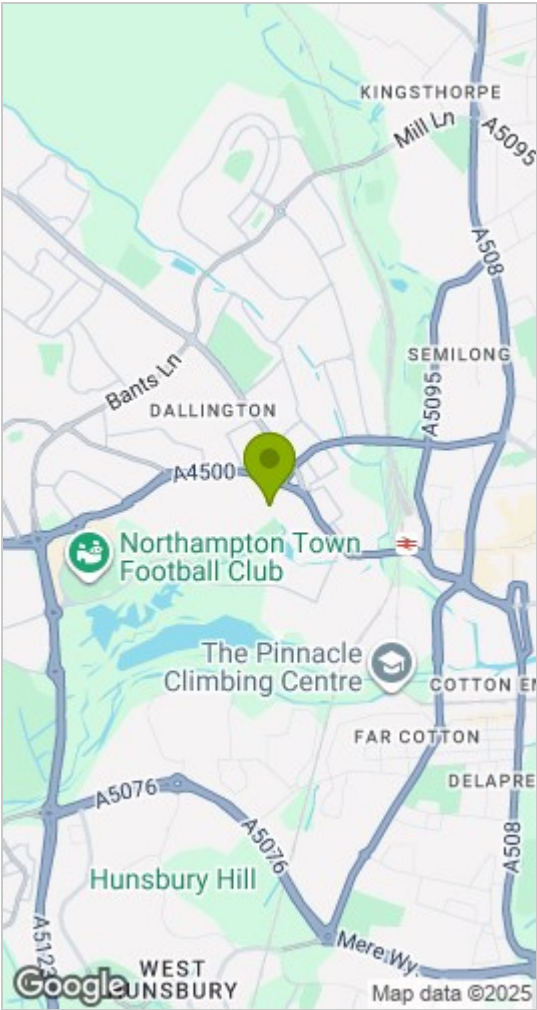
Open Plan Living, Dining, Kitchen Room 21'04 max x 17'03 max (6.50m max x 5.26m max)

Bedroom Two 10'10 x 10'07 (3.30m x 3.23m)

Bedroom Three 10'08 x 10' (3.25m x 3.05m)

Master Bedroom 21'04 x 14' max (6.50m x 4.27m max)

Area Map



Energy Efficiency Rating

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 86                      | 87        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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