



## Flat 1, 47-49 St Giles Street

Northampton, NN1 1JF

**£850 PCM**



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

Available Now!!

A one bedroom first floor apartment with private balcony to the rear, in the convenient location of St Giles Street, within walking distance of Northampton General Hospital and the Bus and Train Stations.



Unfurnished Accommodation: Entrance lobby, open plan living area/kitchen, bedroom, shower room. No pets or children permitted. Energy Rating B. Council Tax Band A.

The entrance lobby lead to the open plan living area/kitchen which has a French door leading to your own balcony. The kitchen has high gloss soft close units with American pecan worksurfaces and comes with an electric oven & hob, an integrated fridge and a washing machine.

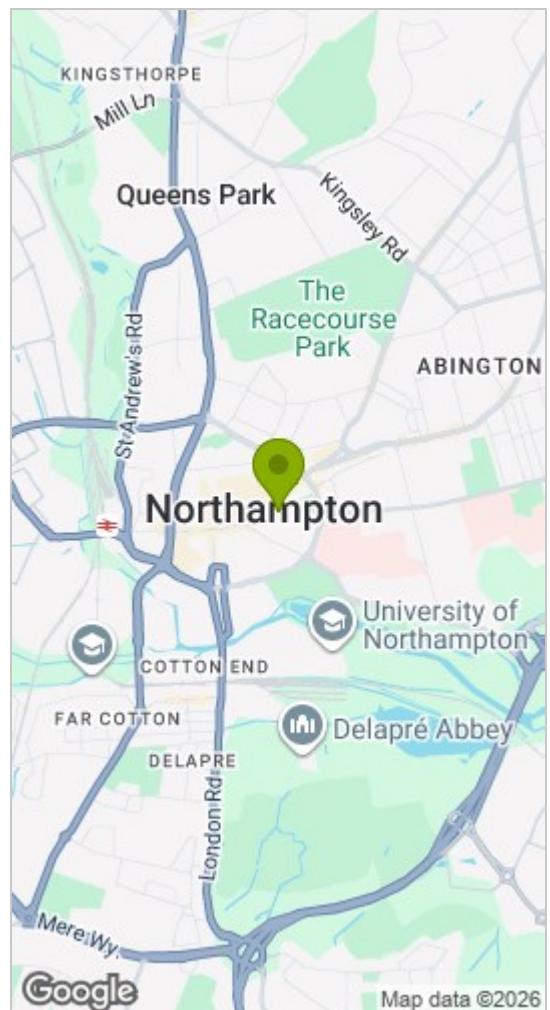
The bedroom has windows to the rear of the building. The shower room is off the bedroom and has a contemporary suite & heated towel rail.

There is a communal roof terrace accessed via the second floor for use of the residents of the five flats in this block.

Bedroom 13'5 x 10'11 (4.09m x 3.33m)

Kitchen/Lounge 16'3 x 12' (4.95m x 3.66m)

## 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 | 75                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 51                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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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>