



## Flat 2 26 St Georges Avenue

, Northampton, NN2 6JA

**£725 PCM**



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

Available now!!

A ground floor one bedroom apartment overlooking the Racecourse Park, with high ceilings and neutral decoration throughout.



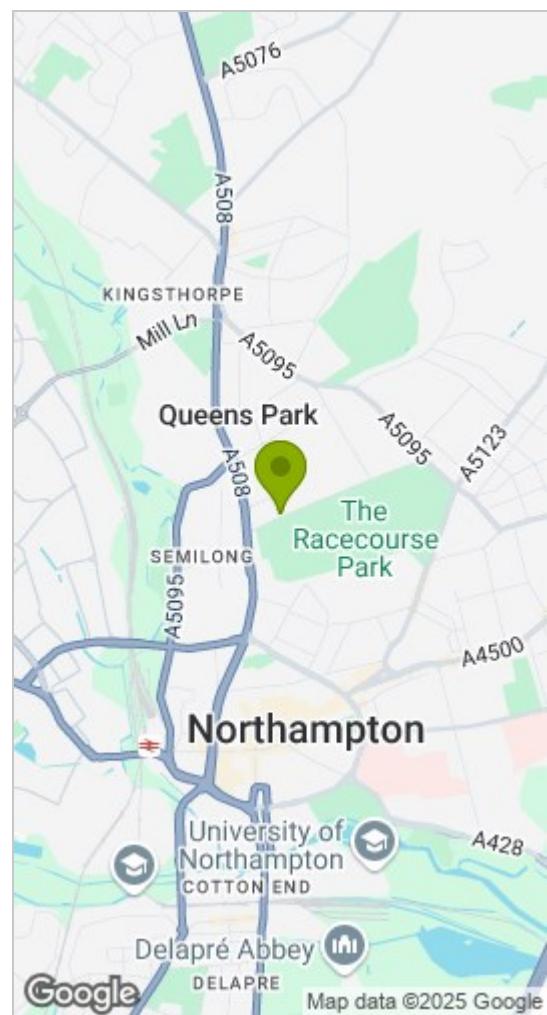
Unfurnished Accommodation: Living room, kitchen, bedroom, shower room. No pets or children permitted. Energy rating E. Council Tax Band A.

The main entrance door is shared with just one other flat. The flat's front door leads into the living room, which has a large bay window with views overlooking the Racecourse Park. There is a handy storage cupboard in this room. The compact kitchen measures 5'01 x 5'10 and has beech cabinets with vinyl flooring and comes with an electric cooker and under counter fridge, but the landlord will not be responsible for repair or replacement of the fridge.

The carpeted bedroom has a window to the rear elevation and a storage cupboard. The shower room has a hinged door cubicle, white WC and basin, vinyl flooring, a window to the rear elevation and plumbing/space for a washing machine (not provided).

There is parking space to the side of the block, offered on a first-come-first-served basis. Street parking is available nearby. There is a paved communal space in front of the block for residents' use.

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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