



## 48 Scholars Court

Derngate, Northampton, NN1 1ES

£1,150 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 .

Available now!!

A beautifully refurbished two-bedroom first floor apartment offering views over Becketts park, allocated parking and a bright, neutral interior throughout. Ideally located in a well-maintained development close to Northampton town centre and the local hospital.



Accessed via a communal entrance, the property opens into a well-kept hallway that has been freshly redecorated and re-carpeted, all rooms lead off this central space. Council tax band - C, EPC rated B.

The living/dining room is a generous L-shaped space, newly carpeted and finished in white decor. A large arched window and glazed French doors allow natural light to flood the room and offer views of the local park.

Just off the lounge, the kitchen has been fully refitted with sleek grey gloss units, marble-effect splashbacks, and integrated electric oven and hob with extractor. The flooring is laid in herringbone-effect vinyl, and there is space and plumbing for additional appliances,. The bathroom is fully tiled in a light contemporary finish and features a white suite comprising WC, wash basin with vanity unit, and a full-size bath with thermostatic shower and glass screen.

There are two bedrooms, both re-carpeted and neutrally decorated. The main bedroom is a well-proportioned double with a front-facing window. The second room is a smaller double/single, ideal as a guest bedroom, home office, or nursery. Externally, the property benefits from an allocated parking space.

This property is offered unfurnished, with electric heating, double glazing, and a clean, modern finish throughout — ideal for a professional individual, couple or small family (maximum one child).

Strictly no pets permitted.

Living Room 15'11 x 13'11 max (4.85m x 4.24m max)

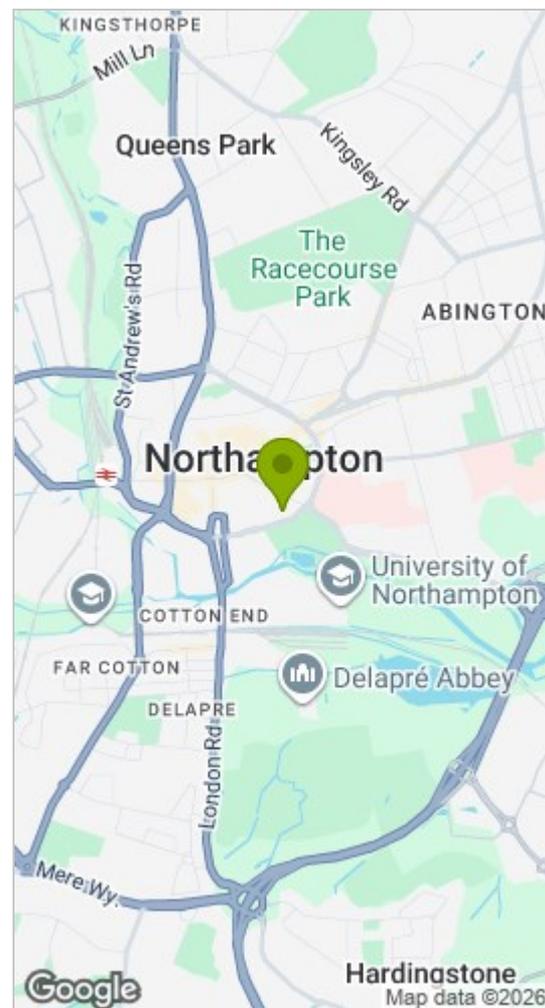
Kitchen 11'03 x 6'01 (3.43m x 1.85m)

Master Bedroom 12'10 x 6'01 (3.91m x 1.85m)

Second Bedroom 9'04 x 6'09 (2.84m x 2.06m)

Bathroom 6'01 x 4'05 (1.85m x 1.35m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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