



## Flat 3 58-59 Billing Road

Abington, Northampton, NN1 5DE

£825 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 7th of May 2026!

One-Bedroom Flat with Private Entrance – Walking Distance to St Andrew's & Northampton General Hospitals.



Unfurnished accommodation: Living/dining room, kitchen, bedroom, shower room. Energy Rating C. Northampton Council Tax Band A.

Located at the rear of this well-maintained building, Flat 3 benefits from its own private entrance. Perfect for professionals working at St Andrew's or Northampton General Hospital due to the close distance.

Entering through the private UPVC door, you are welcomed directly into a spacious living/dining room. A large, double-glazed door and window allow plenty of natural light in, the neutral décor and a radiator.

Fitted kitchen is with walnut-effect units, a black worktop, and white tiled splashbacks, a gas hob, electric oven, and space for appliances. A fridge/freezer and washing machine are available, though the landlord will not be responsible for repairs or replacements.

A door from the living area leads into the generous double bedroom, featuring two windows on opposite walls, ensuring plenty of natural light and ventilation. Connected to the bedroom is the en-suite shower room, which has a corner-entry glass shower cubicle, a white wash hand basin, WC and a heated towel. At the rear of the building, there is a communal car park (first come, first served), and additional on-street parking is available on Billing Road and Lower Thrift Street.

With its private entrance, and great location, this property is ideal for those looking for a modern, low-maintenance home within easy reach of the town centre, hospitals, and transport links.

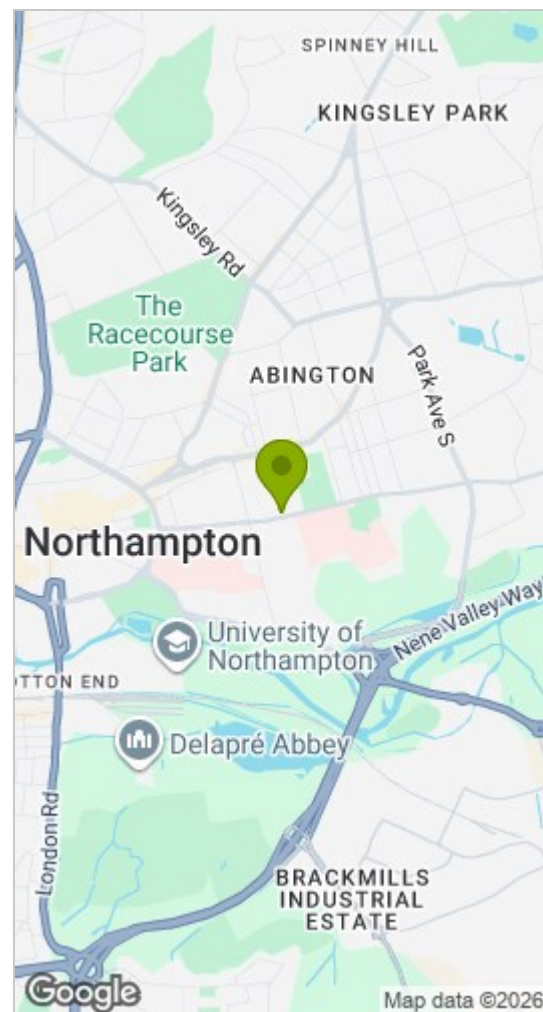
Living/Dining Room 15'03 x 8'11 (4.65m x 2.72m )

Kitchen 8'03 x 6'05 max (2.51m x 1.96m max)


Bedroom 13'07 x 8'11 max (4.14m x 2.72m max )

Shower Room 7'07 x 3'04 (2.31m x 1.02m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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