



## 91 Scholars Court

Derngate, Northampton, NN1 1ES

£1,100 PCM



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Available 5th March

A two bedroom second floor apartment with UPVC double glazing, electric heating, security entry phone and one allocated parking space, in the popular Scholars Court development. This property is very close to Northampton General Hospital.



Unfurnished accommodation: Entrance hall, living room, kitchen, two double bedrooms, bathroom, one allocated parking space. Energy Rating D. Council Tax Band C.

The flat's front door opens into the hallway, which has doors to all rooms. The living room/dining room is carpeted and has freshly painted walls, with a window overlooking the car park. The separate kitchen has a window also overlooking the car park, freshly painted walls and new vinyl flooring. There are eye and base level units with an electric oven and ceramic hob plus an under-counter fridge. A washing machine and fridge freezer are available but the landlord would not be liable for repair or replacement.

The master bedroom has fitted wardrobes, TV and telephone points and a window overlooking Scholars Court. The second bedroom is also a double size, carpeted and with a window to the side.

The bathroom has a shower fitted over the bath with a glass shower panel, a hand wash basin, toilet and new vinyl flooring.

The property has been repainted throughout and the carpets have been professionally cleaned.

One allocated parking space is provided.

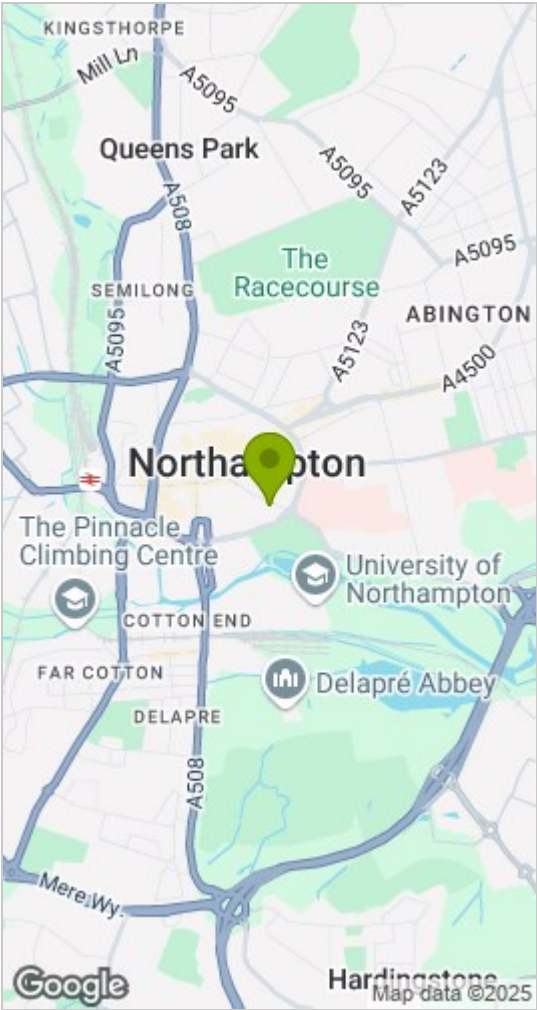
Living Room/Dining Room 14' x 13' (4.27m x 3.96m )

Kitchen 13' x 6' (3.96m x 1.83m )

Master Bedroom 11' x 8' (3.35m x 2.44m)

Second Bedroom 10'06 x 6'08 (3.20m x 2.03m)

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                                   |                                                                                                               |           |
| (55-68) D                                   | 66                                                                                                            | 74        |
| (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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