



## 5 Abbey Mews

St James, Northampton, NN5 5LP

**£1,350 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 16th January 2026!!

Situated behind electronic gates is this mews-style development of just 5 houses. This three storey house has three double bedrooms, two bathrooms and an open plan living room and kitchen with integrated appliances.



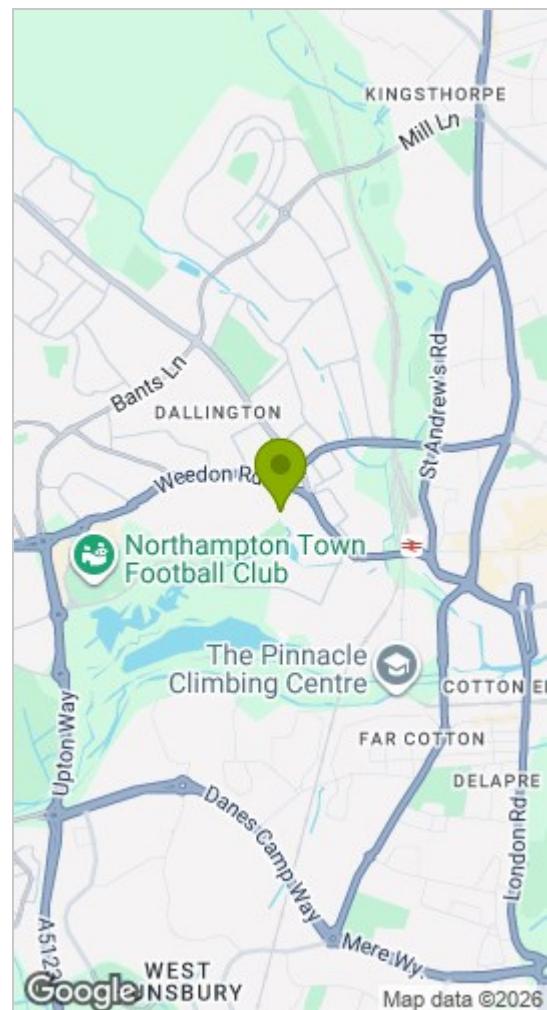
Unfurnished accommodation: Entrance hall, cloakroom/wc, open plan living area and kitchen, three double bedrooms, en-suite shower to master bedroom, family bathroom, courtyard garden and two allocated parking spaces. Maximum of two sharers. Energy Rating B. Council Tax Band D.

The front door leads into the entrance hall containing stairs leading to the first floor. The cloakroom/wc has a white suite. The open plan living area 17'2 x 12'9 and kitchen area 9'9x 7'6 has upvc French door leading to the rear courtyard garden. The kitchen units are white gloss-effect with an integrated dishwasher, fridge/freezer, gas hob, electric oven and washing machine.

To the first floor are two double size bedrooms measuring 10'8 x 10'2 and 10'9 x 10'8 and the family bathroom has a shower over bath, glazed screen, vanity wash hand basin with storage below and a wc.

To the second floor is the large master bedroom 21'4 x 14' max, 11' min with a door leading to the en-suite which has a double size shower, vanity wash hand basin and wc.

## 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>	85	86
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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