



116C The Old Leatherworks

Bailiff Street, Northampton, NN1 3EA

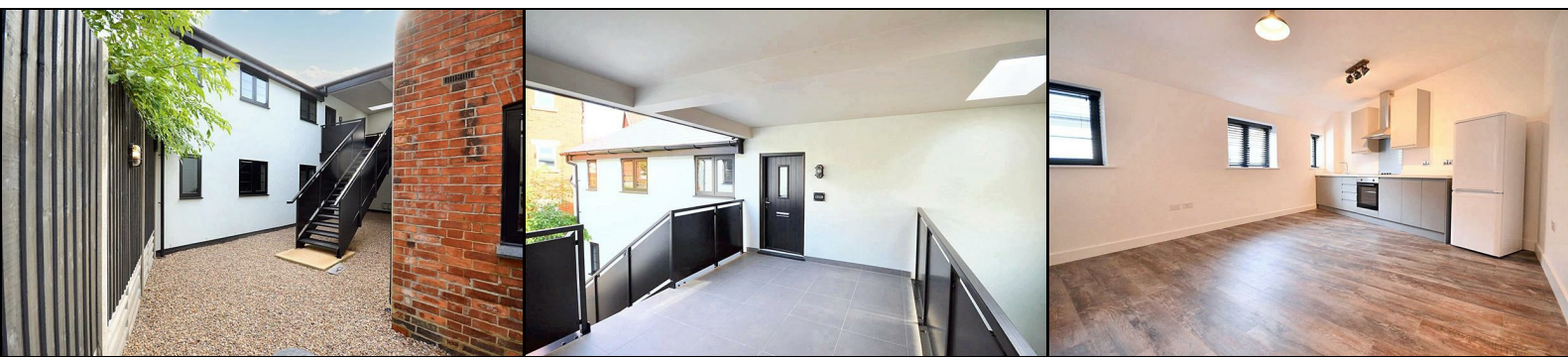
£935 PCM



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 to move into 19th July 2024.

A fantastic opportunity to rent this one bedroom first floor apartment with its own private entrance, situated within a stylish former Victorian Boot factory on the outskirts of Northampton Town centre. The property is within walking distance to the Town Centre and is located one mile from the Train Station.



Unfurnished accommodation: Private entrance, hallway, open plan living room/kitchen/diner, bedroom and bathroom. Energy Rating D. Northampton Council Tax Band A.

This converted apartment is located behind a set of security gates with a gravel walkway to its own front door. The front door opens into a small entrance hall providing access to all rooms. There is a large, light and airy open plan kitchen/living room/dining room, finished to a high standard, with wood-effect flooring, and black UPVC double glazed windows. The stylish modern kitchen area has a range of base and eye level cabinets with Quartz worktops. Kitchen appliances include a ceramic hob, an electric oven and a stainless-steel extractor hood. There is a fridge freezer supplied with the property, but the landlord is not liable for the repair or the replacement.

The bathroom has a smart mirror, a three-piece white suite including a low level toilet, a hand wash basin and a power shower over the bath, with a shower screen and tiled surround, an electric towel rail and a Velux skyline window. There is a small cupboard in the bathroom that houses the washing machine but the landlord is not liable for the repair or the replacement of this appliance.

The fully carpeted large bedroom has double fitted wardrobes and a window overlooking the communal outside area, plus a Velux skylight.

This modern and stylish apartment benefits from security gates, communal grounds, secure video entry system, UPVC double glazing, smart phone enabled electric heating and a communal bike rack. The Racecourse Park is located just a stone's throw away and the Town Centre is a short drive away.

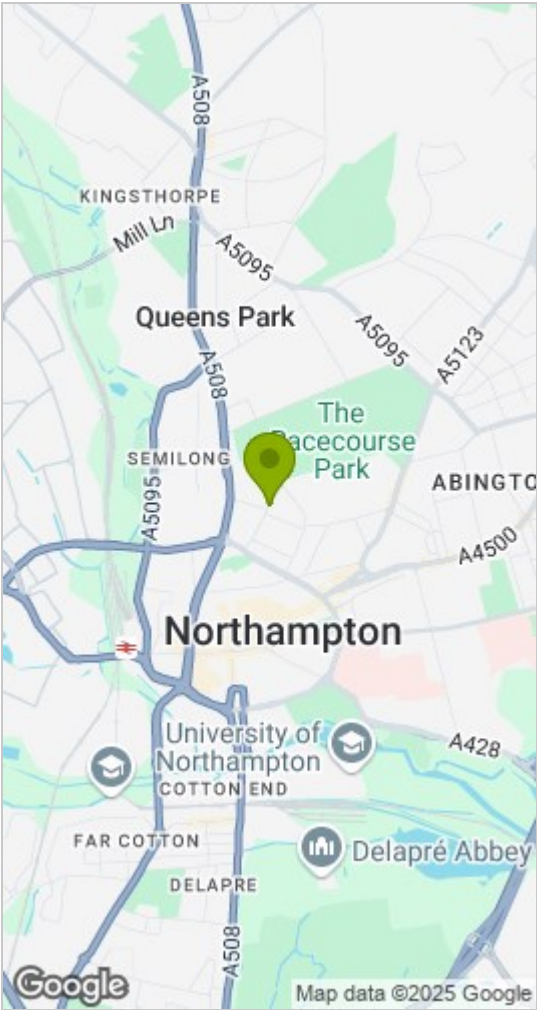
Living Area 13'05 x 13'04 (4.09m x 4.06m)

Bathroom 8 x 5'7 (2.44m x 1.70m)

Entrance Hall 5'06 x 4'10 (1.68m x 1.47m)

Bedroom 13'04 x 9'03 (4.06m x 2.82m)

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	59	59
(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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