



## 30 Scholars Court

Derngate, Northampton, NN1 1DQ

£1,100 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL GET BACK TO YOU!

Available now!!

Two bedroom ground floor apartment with an allocated parking space, conveniently located in the Cultural Quarter of Northampton Town Centre.



Unfurnished Accommodation: Entrance hall, living room/dining room, kitchen, two bedrooms, bathroom, allocated parking space. No pets permitted. Energy rating C. Council Tax Band C.

This ground floor apartment's entrance door opens into the entrance hall, which gives access to the living room, the two bedrooms and the bathroom. There is a large cupboard housing the water heater.

The living/dining room has two arched windows, with a built-in storage cupboard and a door to the kitchen which has grey wood-effect cabinets, white tiles and white painted walls, with dark tiled flooring. An electric oven, ceramic hob, integrated washer/dryer and a fridge/freezer are available. Please note that landlord is not responsible for repair or replacement of the fridge/freezer.

The master bedroom measures and has a fitted wardrobe with mirrored sliding doors and the second bedroom is a good size single.

The bathroom has a white suite with a shower over the bath, glazed screen, basin with mixer tap and white cabinet underneath, toilet, heated towel rail and dark tiled flooring.

The property comes with one allocated parking space.

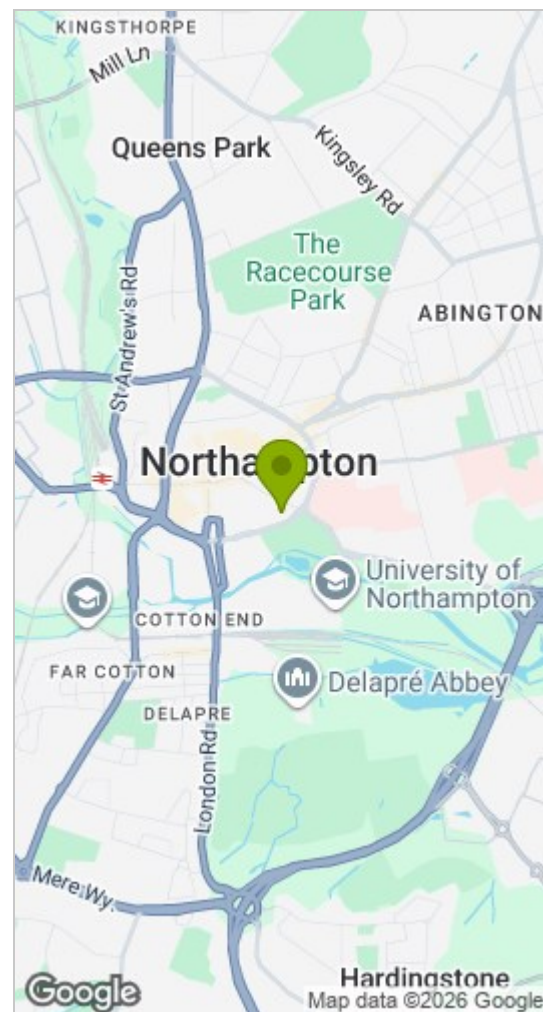
Living/Dining Room 15'10 x 13'10 max (4.83m x 4.22m max)

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


Bedroom One 12'11 x 9'01 (3.94m x 2.77m)

Bedroom Two 9'05 x 6'08 (2.87m x 2.03m )

## 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>		
(69-80) <b>C</b>	<b>70</b>	<b>74</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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9 Westleigh Office Park, Moulton Park, Northampton, Northamptonshire, NN3 6BW

Tel: 01604 250066 Email: [rentals@greenerrentals.com](mailto:rentals@greenerrentals.com) <https://www.richardgreener.co.uk>