



316b Wellingborough Road

Abington, Northampton, NN1 4EP

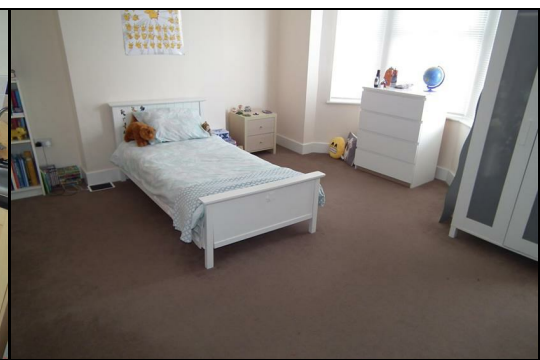
£1,125 PCM



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 5th December 2023.

A very spacious two storey duplex apartment with two double bedrooms and two bathrooms. This property is located less than a mile from Northampton General Hospital and 0.7 miles from Northampton Town Centre.



Unfurnished accommodation: Entrance hallway, two double bedrooms, bathroom, shower room, stairs, landing, living room, kitchen. Energy Rating D. Council Tax Band B.

A spacious duplex apartment spanning the first and second floors of a converted period building. This property has upvc double glazing, electric thermostatic panel heating, neutral décor & carpets and high ceilings.

Just two properties are serviced by the communal entrance hall and this apartment is accessed via stairs leading to the first floor's entry door.

As you enter the property, you are greeted by a large spacious hallway. There are two double bedrooms, one with a window overlooking Wellingborough Road and the other overlooking the rear. There is a shower room with a shower area, a white toilet and a hand wash basin. There is a large bathroom with a white suite consisting of a shower over the bath, toilet and basin.

Stairs lead up to the second floor landing which gives access to the living room and kitchen. The living room has wooden laminate flooring and two windows overlooking the front aspect. The kitchen has a rear facing dormer window. There are oak units with dark worktops and a ceramic hob, electric oven and an integrated dishwasher provided. A washing machine and fridge/freezer may be available but the landlord will not be liable for repair or replacement.

There is no parking with this property, however to the front of the building, there is a parking bay with a 1 hour limit in operation between 7.30am and 6pm Monday to Saturday. Unallocated and un-permitted parking is available in the nearby streets.

Bedroom One 15'6 x 11' (4.72m x 3.35m)

Bedroom Two 12' x 9' (3.66m x 2.74m)

Living Room 15' x 12' (4.57m x 3.66m)

Kitchen 12' x 10' (3.66m x 3.05m)

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		80
(55-68) D	57	
(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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