



## 34 Derby Road

Abington, Northampton, NN1 4JS

£850 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 NOW!!

A one bedroom ground floor flat with a private courtyard and an allocated parking space, located in the popular area of Abington, opposite Magee Street Bakery. This property has been repainted throughout, with new carpets and flooring and a modern kitchen. An additional £35.00 will be paying on top of the rent for water.



Unfurnished Accommodation: Living room/dining room, kitchen, inner hallway, bathroom, bedroom, cellar, courtyard garden, one allocated parking space. No pets or children permitted. Energy Rating D. Council Tax Band A.

A one bedroom ground floor flat with benefits including a small courtyard garden, an allocated parking space, upvc double glazing, fresh neutral décor and new carpets and flooring. The kitchen is also brand new.

The upvc entrance door welcomes you into the living room/dining room, with a black decorative cast iron fireplace, an electric storage heater, a large window and a wide archway leading into the kitchen. The kitchen has brand new units and includes a brand new sink and electric oven and hob.

The inner hallway contains a concealed hatch with steps leading down to the cellar. Please note, cellars are naturally damp environments and should not be used to store perishable or valuable items.

The bedroom has an airing cupboard and a wardrobe, plus French doors leading to the small courtyard garden which is of low maintenance design, with artificial grass and a gate to the car parking spaces.

The bathroom has new vinyl flooring and comes with a bath with a hand held shower attachment over, plus a sink and toilet.

Please note, there is an additional charge of £30 per month for water which is payable with the rent as the water is metered communally for this property and the two neighbouring properties.

Living Room/Dining Room 12'11 x 10'10 (3.94m x 3.30m)

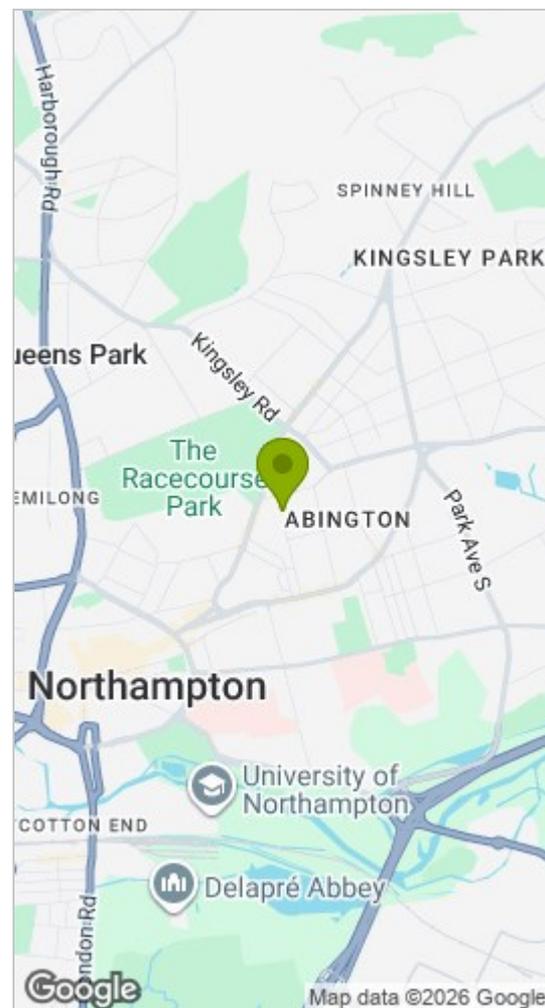
Kitchen 9'09 x 5'04 (2.97m x 1.63m)

Bedroom 9'06 x 8'03 (2.90m x 2.51m)

Bathroom 7'05 max x 5'06 (2.26m max x 1.68m)

Courtyard 11'00 x 5'06 (3.35m x 1.68m )

## 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			79
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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