13 Barnwell Court
Mawsley
KETTERING
NN14 1FG

£950 Per Month

- AVAILABLE MID MAY
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- COMMUNAL RESIDENT PARKING
- GROUND FLOOR FLAT
- LOUNGE/DINER
- REFITTED BATHROOM
- CLOSE TO AMENTIES
- ENERGY EFFICIENCY RATING C

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***** AVAILABLE MID MAY ***** A lovely open plan two double bedroom ground floor apartment with rear garden and views FOR LET. Situated in the heart of the modern sought after village of Mawsley and close to all the amenities this lovely village has to offer the accommodation briefly comprises; communal entrance hall, apartment entrance hall, lounge/dining room, kitchen/breakfast room, two double bedrooms, a bathroom, rear garden and communal garden, allocated parking.***UNFURNISHED***

COMMUNAL ENTRANCE

Entrance Hall
Enter via solid hardwood door, storage cupboard, ceiling smoke alarm, doors to;

Lounge /Diner
16'5" x 10'0" (5.01 x 3.05)
Dual aspect. Double glazed window to rear aspect, obscure double glazed window to side aspect.

Kitchen/Breakfast Room
12'5" x 9'10" (3.80 x 3.01)
Double glazed window to front aspect, double glazed half panel glass doors into rear garden, obscure double glazed window to side aspect, modern wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated stainless steel oven with gas hob and extractor hood over, one and half bowl stainless steel sink with drainer and mixer tap over, space/plumbing for washing machine, space for fridge freezer, ceiling spot lights.

Bedroom One
12'0" x 9'8" (3.68 x 2.97)
Double glazed window to front aspect, built in triple mirrored wardrobe.

Bedroom Two
11'11" x 9'3" (3.64 x 2.84)
Double glazed window to rear aspect.

Family Bathroom
6'11" x 6'2" (2.13 x 1.89)
Refitted. Obscure double glazed window to front aspect, white suite comprising of panel bath with shower over, ceramic sink with vanity unit under, low level W/C, fully tiled splash backs, tiled flooring, chrome wall mounted heated towel rail.

Rear Garden
Laid to lawn, patio area, outside light, side aspect with gate leading to front access, fully surrounded by wooden panel fence and established hedgerow.

Parking
Communal Resident Parking in the courtyard.

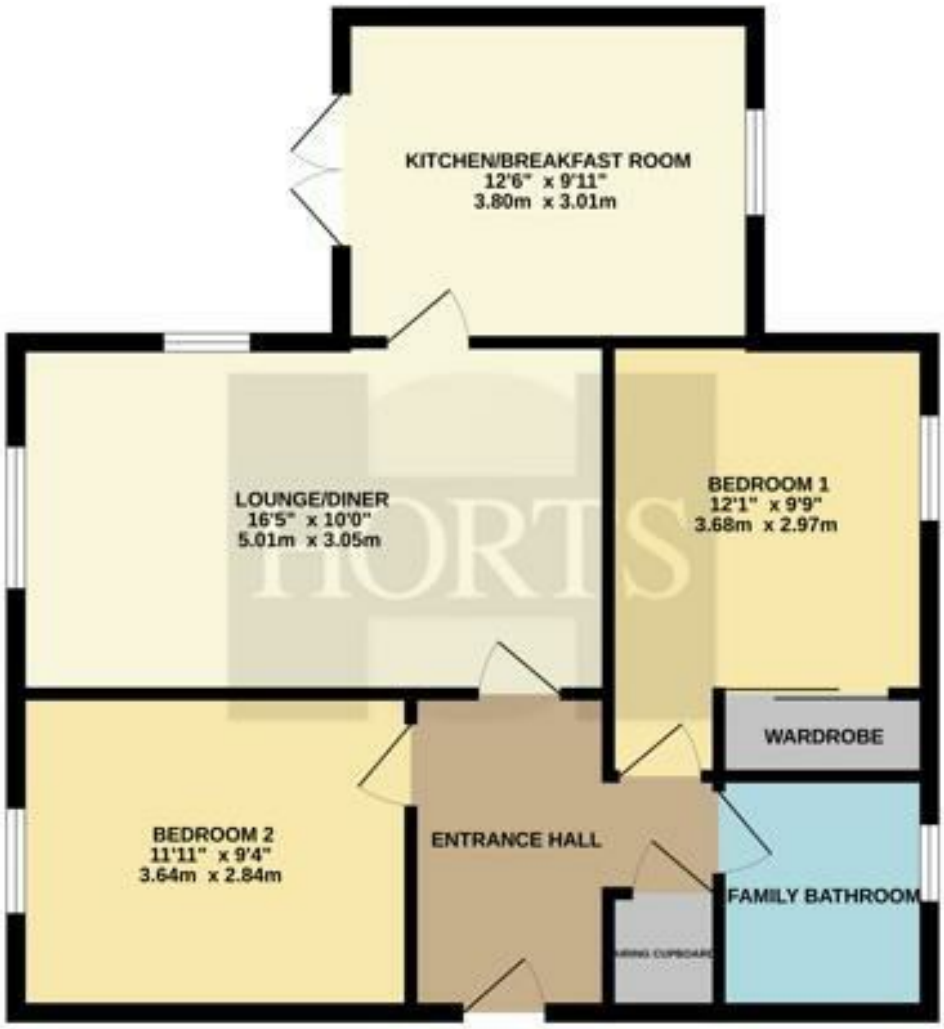
Agents Notes
Local Authority: North Northampton Council:
Council Tax Band B

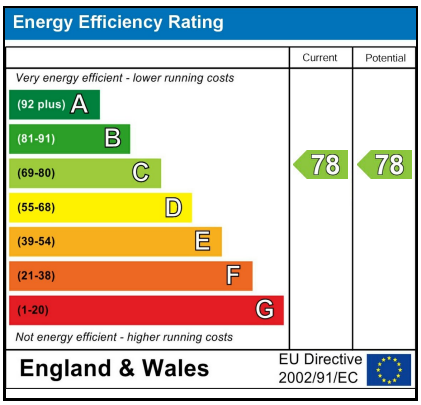
AGENTS NOTE - HOLDING DEPOSIT

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This

payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.

GROUND FLOOR





Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.