72 St Michaels Road
The Mounts
NORTHAMPTON
NN1 3JU

£700 Per Month

- AVAILABLE MID JULY
- TWO BEDROOMS
- OPEN PLAN LIVING SPACE
- WALKING DISTANCE TO TOWN
- DUPLEX APARTMENT
- EN-SUITES TO BOTH BEDROOMS
- VAULTED CEILINGS
- ENERGY EFFICIENCY RATING: D

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

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Available Mid July A top floor, two bedroom, duplex apartment close to Northampton town centre and benefitting from stylish open plan accommodation. Both bedrooms offer en-suite facilities and there is also a separate cloakroom. Viewing highly recommended. **Unfurnished, no pets**

Ground Floor

Entrance Hall
Cupboard housing hot water system, dog leg stairs to second floor with cupboard beneath, door to;

Cloakroom
Pedestal wash hand basin with tiled splash back, close coupled WC, radiator.

Lounge/Dining Room
29'7" x 9'3" (9.02 x 2.82)
29' 7" x 9' 3" (9.02m x 2.82m) Max. Exposed brickwork to one wall, vaulted ceiling, five arched windows to front elevation, a range of spotlighting, radiator, walk-through to;

Kitchen
9'10" x 8'10" (3.01 x 2.70)
9' 11" x 8' 10" (3.01m x 2.70m) Fitted in grey base and wall mounted units with chrome handles, square edge work surface space, laminate flooring, tiling to walls, fitted single oven, inset electric hob with extractor fan over, tall standing fridge freezer space, plumbing for washing machine, inset single drainer stainless steel sink unit, spotlights to ceiling.

First Floor

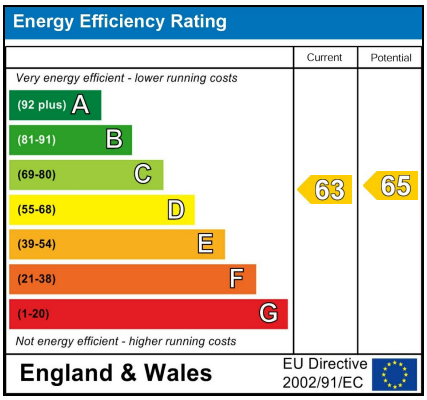
Landing
Spotlights to ceiling, window looking down to lounge area, Velux window to rear elevation.

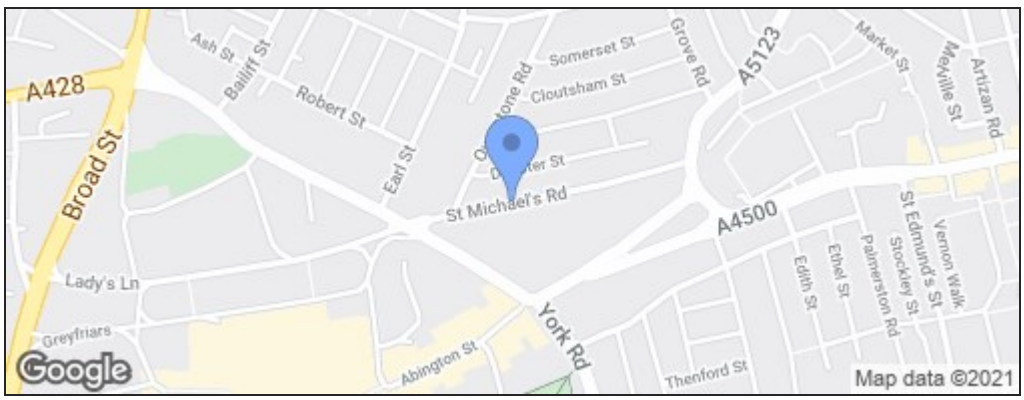
Bedroom One
13'9" x 7'4" (4.21 x 2.26)
13' 10" x 7' 5" (4.21m x 2.26m) Gallery to lounge area, fitted wardrobes to one wall, radiator, Velux window to rear elevation, sunken spotlights to ceiling, door to;

Ensuite
Three piece suite of single shower cubicle, pedestal wash hand basin with vanity cupboard under and close coupled WC. Part tiling, sunken spotlights to ceiling, electric shaver point, radiator.

Bedroom Two
11'9" x 10'9" (3.60 x 3.30)
11' 10" x 10' 10" (3.60m x 3.30m) Max. L-shaped room with gallery over lounge, sunken spotlights to ceiling, fitted double wardrobe, radiator, Velux window to rear elevation, door to;

Ensuite
Three piece suite of panel bath with mixer shower and screen, pedestal wash hand basin and close coupled WC. Part tiling, electric shaver point, radiator.





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.