72 St Michaels Road
The Mounts
NORTHAMPTON
NN1 3JU

£950 Per Month

- AVAILABLE MID OCTOBER
- TWO BEDROOMS
- OPEN PLAN LIVING SPACE
- COUNCIL TAX BAND: C
- DUPLEX APARTMENT
- EN-SUITES TO BOTH BEDROOMS
- WALKING DISTANCE TO TOWN
- ENERGY EFFICIENCY RATING: D

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

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PERSONAL • PROFESSIONAL • PROACTIVE

Available Mid October 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.

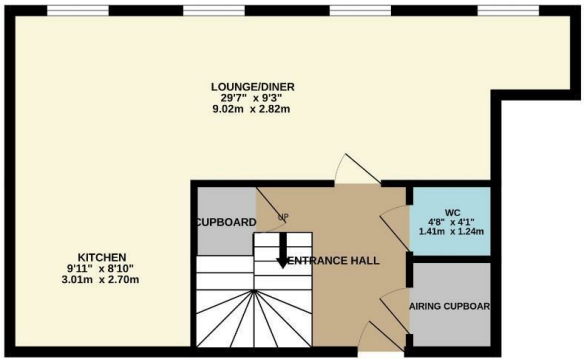
Bedroom One
13'9" x 7'4" (4.21 x 2.26)
13' 10" x 7' 5" (4.21m x 2.26m) Gallery to lounge area, fitted wardrobes to one wall, radiator, Velux window to rear elevation, sunken spotlights to ceiling, door to;

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.

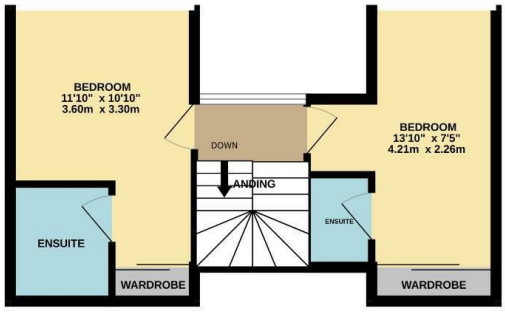
Bedroom Two
11'9" x 10'9" (3.60 x 3.30)
11' 10" x 10' 10" (3.60m x 3.30m) Max. L-shaped room with gallery over lounge, sunken spotlights to ceiling, fitted double wardrobe, radiator, Velux window to rear elevation, door to;

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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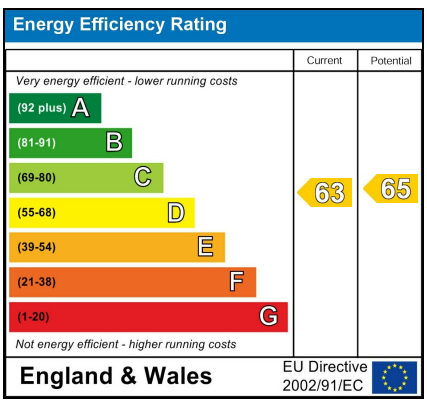

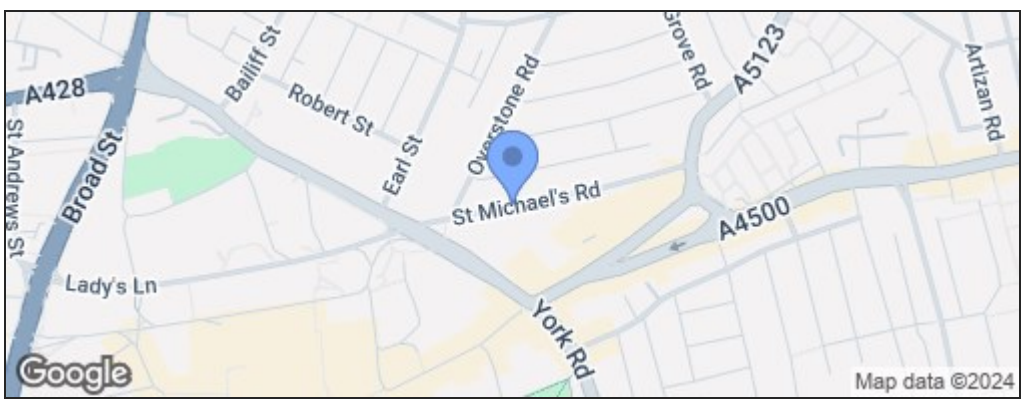

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