

**72 St Michaels Road  
The Mounts  
NORTHAMPTON  
NN1 3JU**

**£730 Per Month**



- AVAILABLE END JANUARY
- 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](http://www.horts.co.uk)



PERSONAL • PROFESSIONAL • PROACTIVE

**\*\*Available End January\*\*** 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**

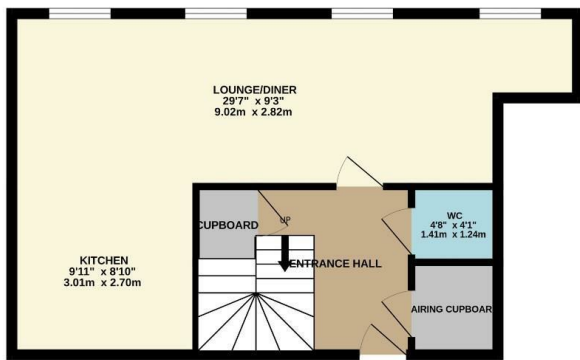
11'9" x 10'9" (3.60 x 3.30)

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;

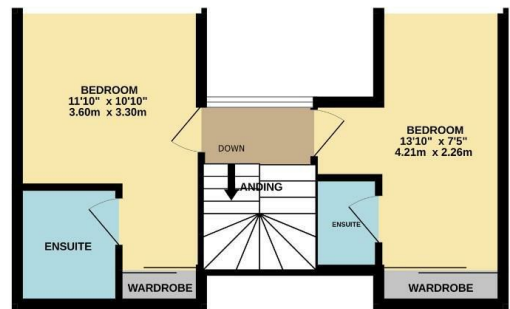
### **Ensuite**

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

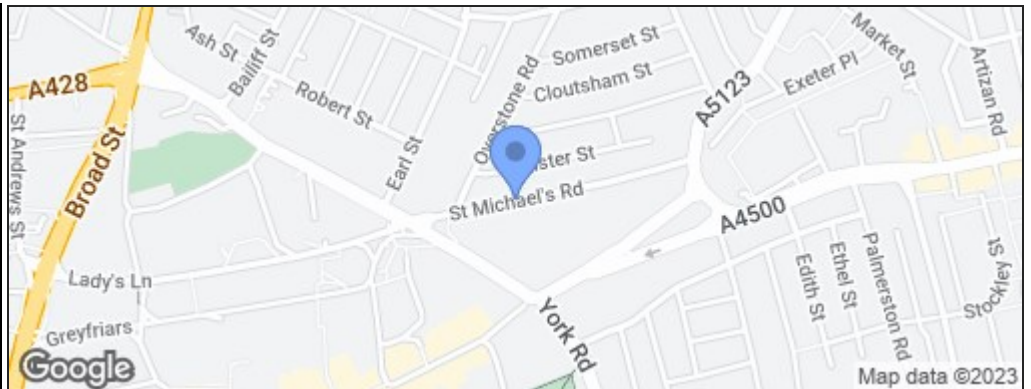


1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.