

Flat 3 35 Semilong Road

**NORTHAMPTON
NN2 6BT**

£725 Per Month



- **AVAILABLE MID AUGUST**
- **ONE BEDROOM**
- **TRAIN STATION NEARBY**
- **ENERGY EFFICIENCY RATING: E**

- **FIRST FLOOR FLAT**
- **CLOSE TO TOWN CENTRE**
- **NO PETS**
- **COUNCIL TAX BAND: A**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Mid August**** A mature one bedroom first floor flat located close to Northampton town centre and railway station. The accommodation briefly comprises of communal entrance, flat entrance hall, lounge, kitchen, bedroom and bathroom. The property also benefits from electric heating and communal front garden. The water charge of £25 per month is payable in addition to the rent. ****Unfurnished, No pets****

Communal Entrance

Stairs to all floors, door to:

First Floor

Entrance Hall

Door to:

Lounge

13'7" x 12'6" (4.16 x 3.82)

13' 8" x 12' 6" (4.16m x 3.82m) Electric storage heater, TV point, feature fireplace, three windows to front. Door to:

Kitchen

kitchen comprising sink unit with base units below, a range of floor standing cupboards with worktops above, eye level cupboards, tiling above work surface, plumbing for washing machine, cooker point, windows to front and side.

Bedroom

14'10" x 9'10" (4.53 x 3.02)

Two windows to rear.

Bathroom

Suite comprising bath unit, pedestal hand wash basin, low level w.c, electric heater, windows to side.

Externally

Communal Front Garden

Paved and surrounded by hedge, tiled steps to front door.

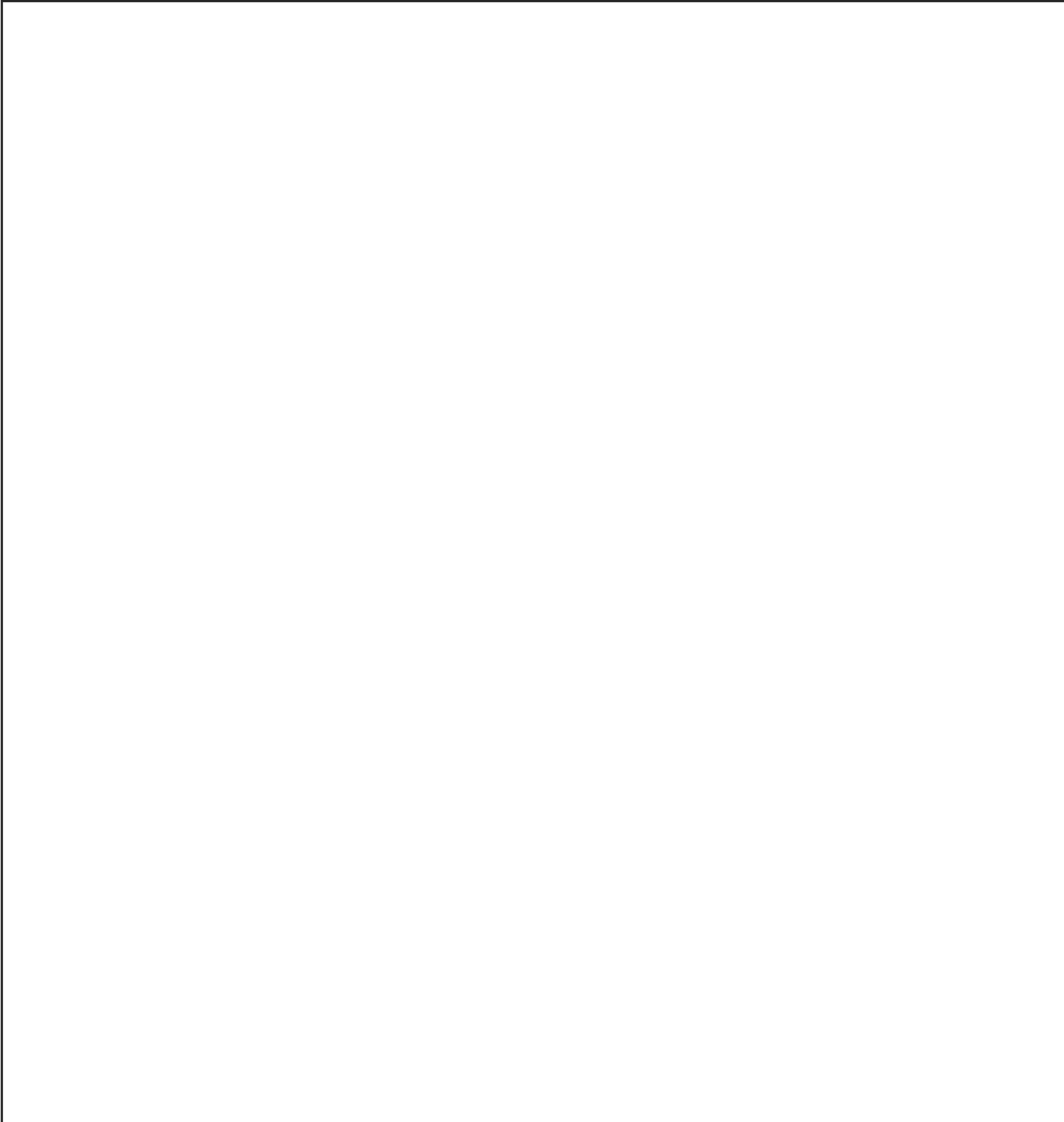
Agency Notes

Local Authority: West Northamptonshire Council
Council Tax Band - A

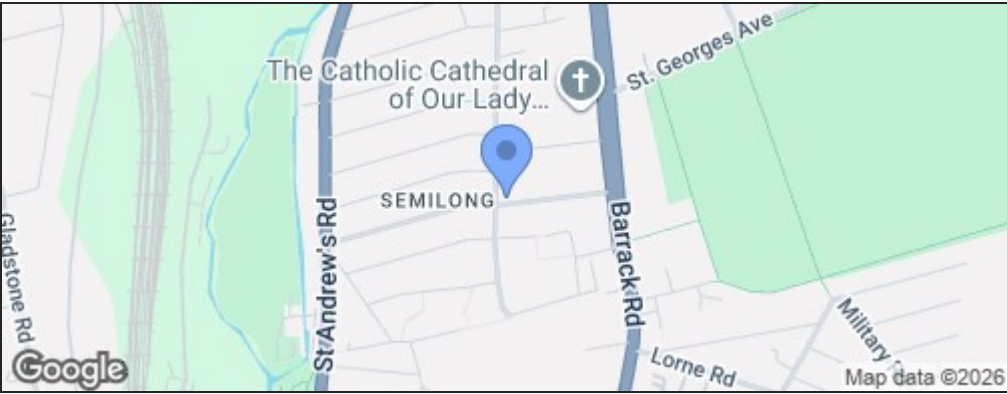
****AGENTS NOTE - HOLDING DEPOSIT****

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.