

33 Scholars Court

**NORTHAMPTON
NN1 1DQ**

£925 Per Month



- **AVAILABLE NOW**
- **TWO BEDROOMS**
- **LARGE LIVING SPACE**
- **CLOSE TO PARK**
- **ENERGY EFFICIENT RATING: C**

- **FIRST FLOOR APARTMENT**
- **ALLOCATED PARKING SPACE**
- **WALKING DISTANCE TO SHOPS**
- **CLOSE TO RAILWAY STATION**
- **COUNCIL TAX BAND: C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

**** Available Now**** Located in the heart of Northampton town centre, within easy walking distance of a wide range of shops, restaurants and other local amenities, this attractive first-floor apartment is offered with the benefit of an allocated parking space.

The well-presented accommodation comprises a spacious lounge/dining room, a good-sized fitted kitchen, two bedrooms and a modern three-piece bathroom. **** Unfurnished, no pets ****

Entrance Hall

Electric heater, entry com, large storage cupboard.

Lounge/Dining Room

15'11" x 13'10" max (4.87 x 4.24 max)

L-shaped room with electric heater, storage cupboard, two windows to the rear elevation, one window to the side elevation.

Kitchen

11'3" x 6'1" (3.44 x 1.87)

Fitted with base and eye level cupboards, roll top work surface space, one and a half bowl stainless steel sink unit, built in single electric oven, inset electric hob with extractor fan over, plumbing for washing machine, space for tumble dryer, half tiling to walls, lino floor covering, electric heater window to rear elevation.

Bedroom One

12'7" x 9'2" max (3.84 x 2.81 max)

Double width wardrobe with sliding doors, electric heater, window to front elevation.

Bedroom Two

9'4" x 6'9" (2.85 x 2.06)

Electric heater, window to front elevation.

Bathroom

Three piece white suite comprising panel bath with mixer shower over and screen, pedestal wash basin, close-coupled WC, electric heated towel rail, half tiling, electric shaver point, electric heater.

Externally

Parking

The property has allocated parking for one car. There is a permit available for one visitor space (at an extra cost).

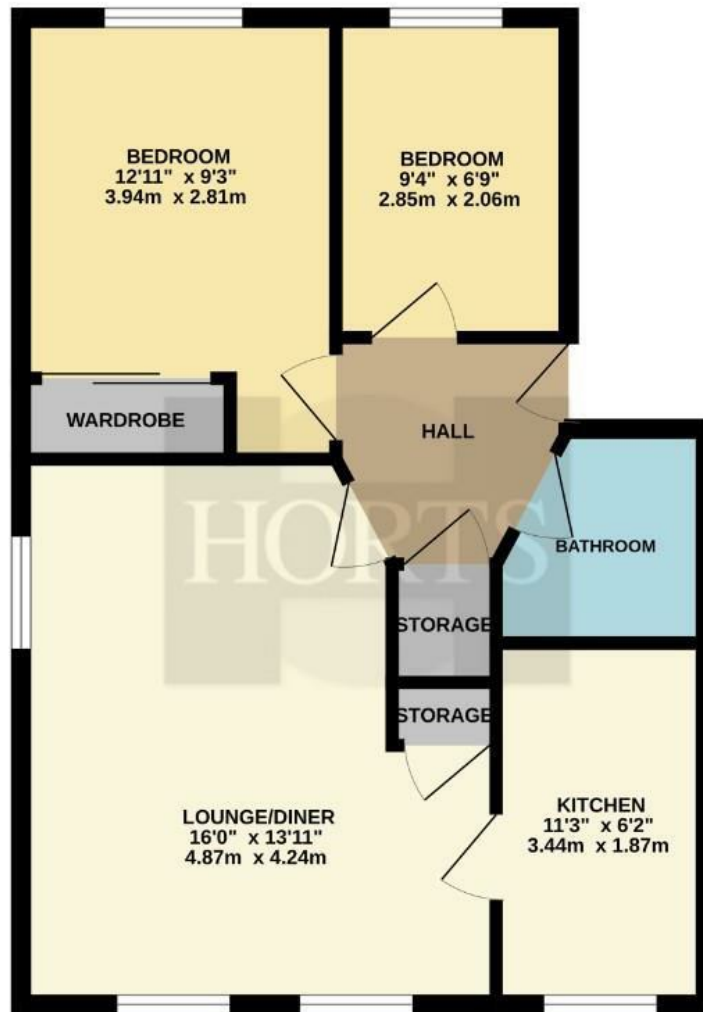
Agents Notes

Council Tax Band: C

****HOLDING DEPOSIT****

When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week's rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

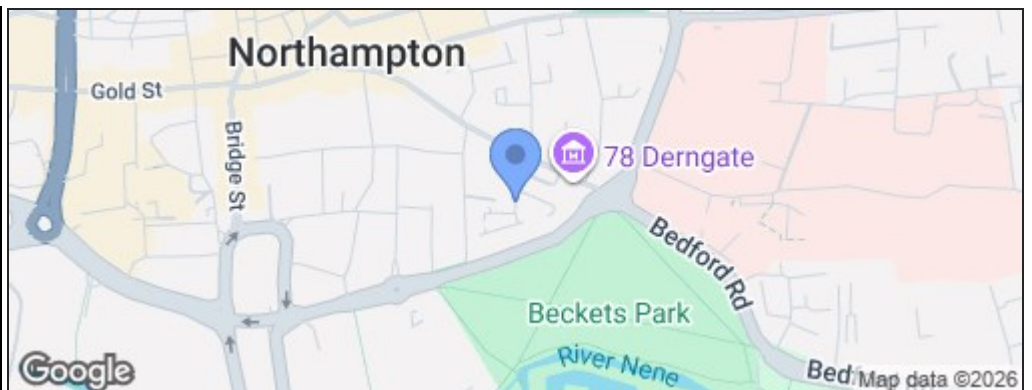
GROUND FLOOR



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) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.