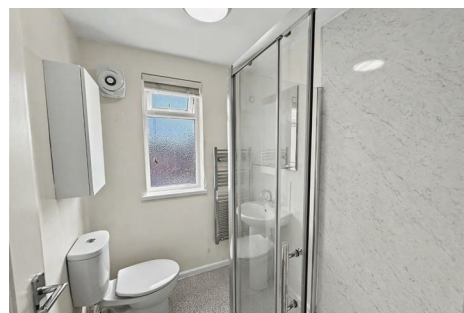


**Flat 3, 224B Wellingborough
Road
NORTHAMPTON
NN1 4EQ**

£900 Per Month



- **AVAILABLE NOW**
- **TWO BEDROOMS**
- **ELECTRIC RADIATOR HEATING**
- **COUNCIL TAX BAND: A**

- **DUPLEX APARTMENT**
- **KITCHEN WITH APPLIANCES**
- **DOUBLE GLAZED**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

**** Available Now**** A two bedroom duplex apartment occupying the first and second floor. The property has a good size lounge, kitchen with appliances and a modern fitted shower room. Heating is via electric radiators and windows are uPVC double glazed. **** Unfurnished****

Entrance

Entry through security coded door with stairs rising to first floor.

First Floor

Kitchen/Breakfast Room

13'8" x 9'3" (4.18 x 2.83)

White base and wall mounted cupboards, inset one and a half bowl sink unit, roll top work surface space, built in single electric oven, electric hob with extractor fan over, breakfast bar area, fitted tumble dryer and fitted washing machine, tall standing fridge/freezer, laminate flooring, under stairs storage cupboard, radiator, frosted window to side elevation, window to rear elevation.

Lounge

13'9" x 12'11" (4.21 x 3.95)

Recesses to side of chimney breast, wall lights, under stairs cupboard, radiator, window to front elevation.

Second Floor

Landing

Radiator.

Bedroom One

13'9" x 12'11" (4.20 x 3.94)

Large over stairs cupboard, radiator, window to front elevation.

Bedroom Two

9'4" x 7'10" (2.86 x 2.41)

Radiator, window to rear elevation.

Shower Room

Larger than average shower cubicle, pedestal wash hand basin with tiled splashback and mirror over, close coupled WC, electric chrome heated towel rail, vanity cupboard, extractor fan, frosted window to rear elevation.

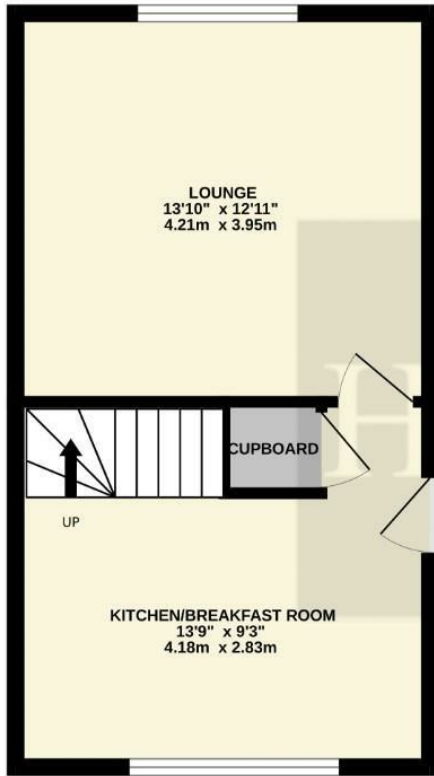
Agents Notes

Council Tax Band: A

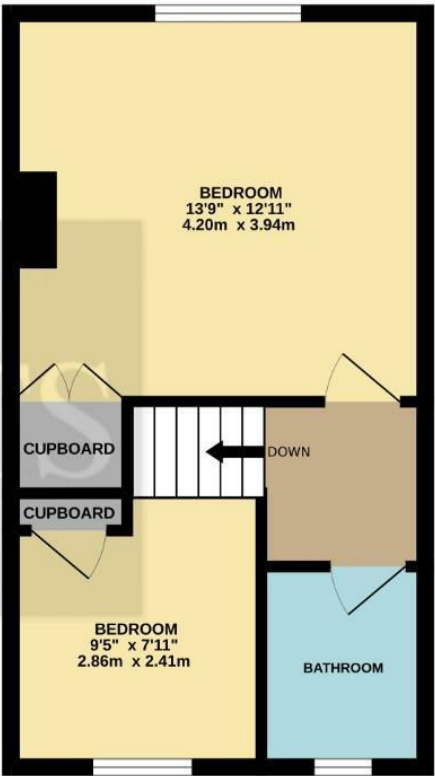
****HOLDING DEPOSIT****

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.

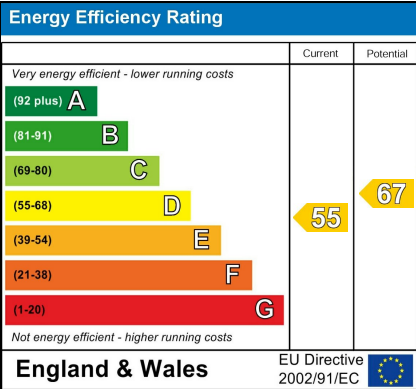
FIRST FLOOR



SECOND 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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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.