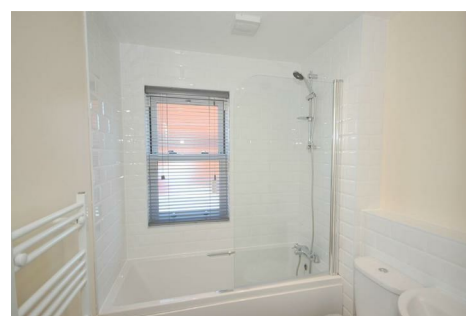


**Flat 2 12 Billington Street  
Abington  
NORTHAMPTON  
NN1 4LH**

**£775 Per Month**



- **AVAILABLE JULY**
- **KITCHEN WITH APPLIANCES**
- **RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: B**

- **GROUND FLOOR FLAT**
- **UPVC DOUBLE GLAZING**
- **OUTSIDE BIKE STORAGE**
- **COUNCIL TAX BAND: A**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*Available End July\*\*** A modern ground floor flat located on the corner of Billington Street and Adams Avenue.. The property offers a kitchen with oven and hob, fridge freezer and washer/dryer, gas radiator central heating and Upvc double glazing. The property is within easy walking distance of shops, pubs and restaurants. **\*\*Unfurnished\*\***

### **Entrance Hall**

Radiator, coat hanging cupboard.

### **Lounge/Kitchen**

15'9" x 13'7" (4.81 x 4.15)

### **Lounge Area**

Radiator, sunken spotlights to ceiling, laminate flooring, window to side elevation and corner elevations.

### **Kitchen Area**

Fitted in base and wall mounted cupboards with chrome handles, square edge work surface space, inset single drainer sink unit, built in single oven, electric hob with stainless steel extractor fan over, fitted tall standing fridge/freezer, fitted washer/dryer, half tiling, laminate flooring, sunken spotlights to ceiling, radiator, box bay window to front elevation.

### **Bedroom One**

11'5" x 9'8" (3.5 x 2.97)

Wardrobe recess, radiator, sunken spotlights to ceiling, window to side elevation.

### **Bathroom**

Three piece white suite of panel bath with mixer shower and screen, pedestal wash hand basin and close coupled Wc, heated towel rail, full height tiling to bath and shower area, half height tiling to wash hand basin and toilet, sunken spotlights to ceiling, extractor fan, electric shaver point, laminate flooring, frosted window to side elevation.

### **Bike Store**

The property has use of a communal bike store.

### **Agency Notes**

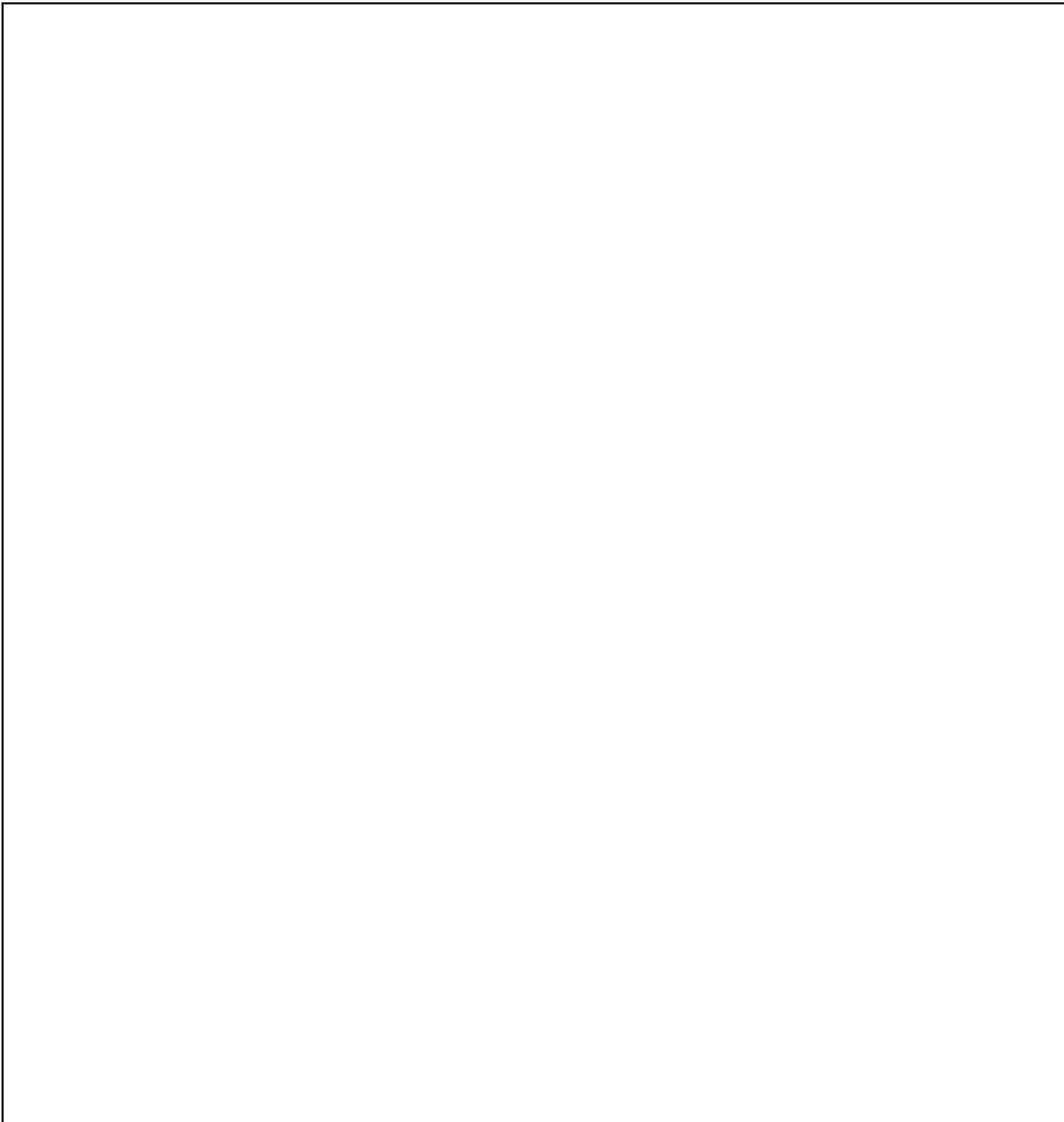
Local Authority: West Northamptonshire Council  
Council Tax Band - A

**\*\*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) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.