# 38 Bloomsbury House
# Cultural Quarter
# NORTHAMPTON
# NN1 1AG

## £875 Per Month










- AVAILABLE MID NOVEMBER
- TWO BEDROOMS
- LOCATED IN CULTURAL QUARTER
- COUNCIL TAX BAND: C
- GROUND FLOOR APARTMENT
- OPEN PLAN LIVING AREA
- NEWLY FITTED ELECTRIC HEATING
- ENERGY EFFICIENCY RATING: B

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

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**Available Mid November** A spacious ground floor apartment located in the Cultural Quarter of Northampton Town Centre and within a five minute walk of the train station. The accommodation comprises of entrance hall, open plan kitchen/diner and lounge, two bedrooms and a bathroom. Further benefits include newly fitted electric heating throughout. **Unfurnished** *Please note this property does not come with any parking*

**Entrance Hall**
Doors leading to bedrooms and bathroom, built in storage cupboard housing boiler, opening to kitchen/lounge/dining area.

**Kitchen/Lounge/Dining Room**
22'1" x 19'6" max (6.75 x 5.95 max)

**Lounge/Dining Area**
Full width windows to front aspect.

**Kitchen Area**
Fitted with a range of wall and base mounted units with granite work surface over, granite splash backs, space for fridge freezer, space and plumbing for washing machine, built in electric oven, built in electric hob with extractor over, stainless steel sink and drainer with mixer tap over.

**Bedroom One**
14'9" x 10'3" (4.51 x 3.13)
Full width window to front aspect.

**Bedroom Two**
9'8" x 14'9" (2.95 x 4.51)
Full width window to front aspect.

**Bathroom**
Fitted with three piece suite comprising low level W/C, wall mounted pedestal sink, panel bath with fitted shower over, tiled splash backs, ladder radiator, tiled flooring, extractor fan, electric shaver point.

**Parking**
There is no onsite parking but you can apply to the Northampton Council for permits at a nearby carpark. These are at concessionary rates.

**Agents Notes**
Local Authority: West Northamptonshire Council
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).



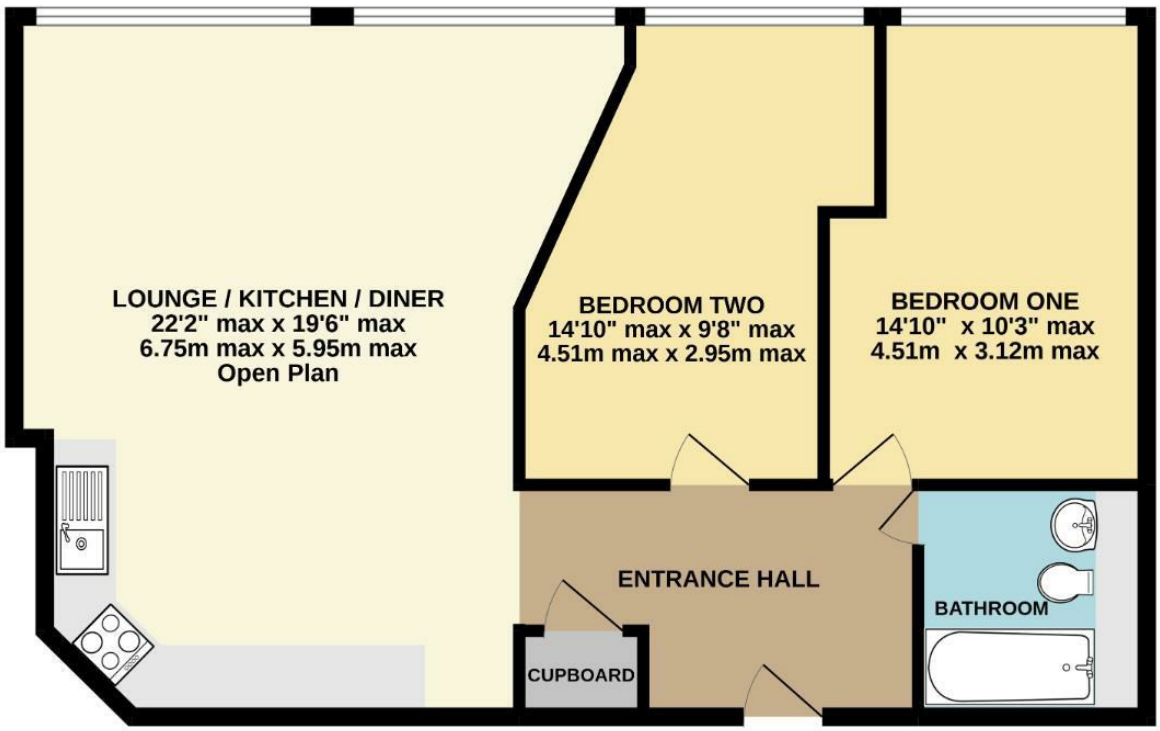






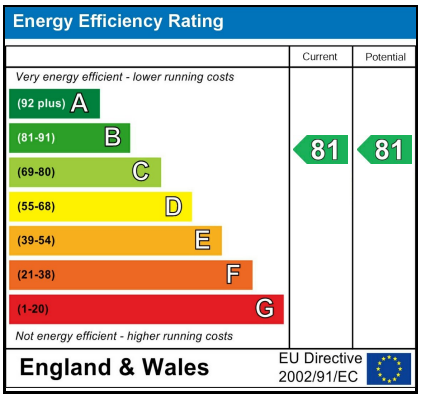


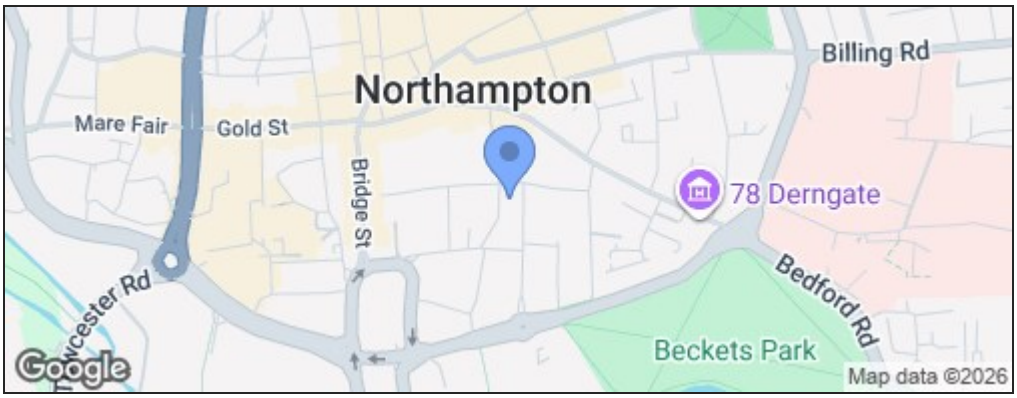
GROUND FLOOR APARTMENT
782 sq.ft. (72.7 sq.m.) approx.




TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.

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.