

62 Bruce Street

**NORTHAMPTON
NN5 5BQ**

£850 Per Month



- **TWO BEDROOMS**
- **OPEN PLAN LIVING**
- **CLOSE TO TOWN CENTRE**
- **GROUND FLOOR APARTMENT**
- **NEWLY REFURBISHED**
- **ENERGY EFFICIENCY RATING : TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

**** Available Immediately ****

This newly refurbished two bedroom ground floor apartment is offered for immediate occupation in a very popular area in Northampton. Offering a living room, kitchen, two bedrooms and a shower room. Viewing by appointment only

Ground Floor

Living Room

14'6" x 10'8" (4.44 x 3.26)

Enter via a composite front door into the lounge with a double glazed window to the front aspect and a double radiator.

Kitchen

10'4" x 9'6" (3.15 x 2.92)

Elevated kitchen area with an electric oven and hob with plumbing for washing machine. Inset sink with drainer and mixer taps. Built-in storage cupboard.

Bedroom

11'10" x 10'2" (3.63 x 3.12)

Double glazed window to the side aspect and a double radiator.

Bedroom

11'8" x 8'0" (3.56 x 2.44)

Double glazed window to the side aspect and a double radiator.

Shower Room

Three piece suite comprising a WC, pedestal wash basin and a walk in shower cubicle and a chrome towel radiator.

Local Information

Situated in the heart of the popular area of St James in close proximity to the town centre and Northampton railway station. It is also very close to local shops and amenities including Northampton Saints Rugby Club.

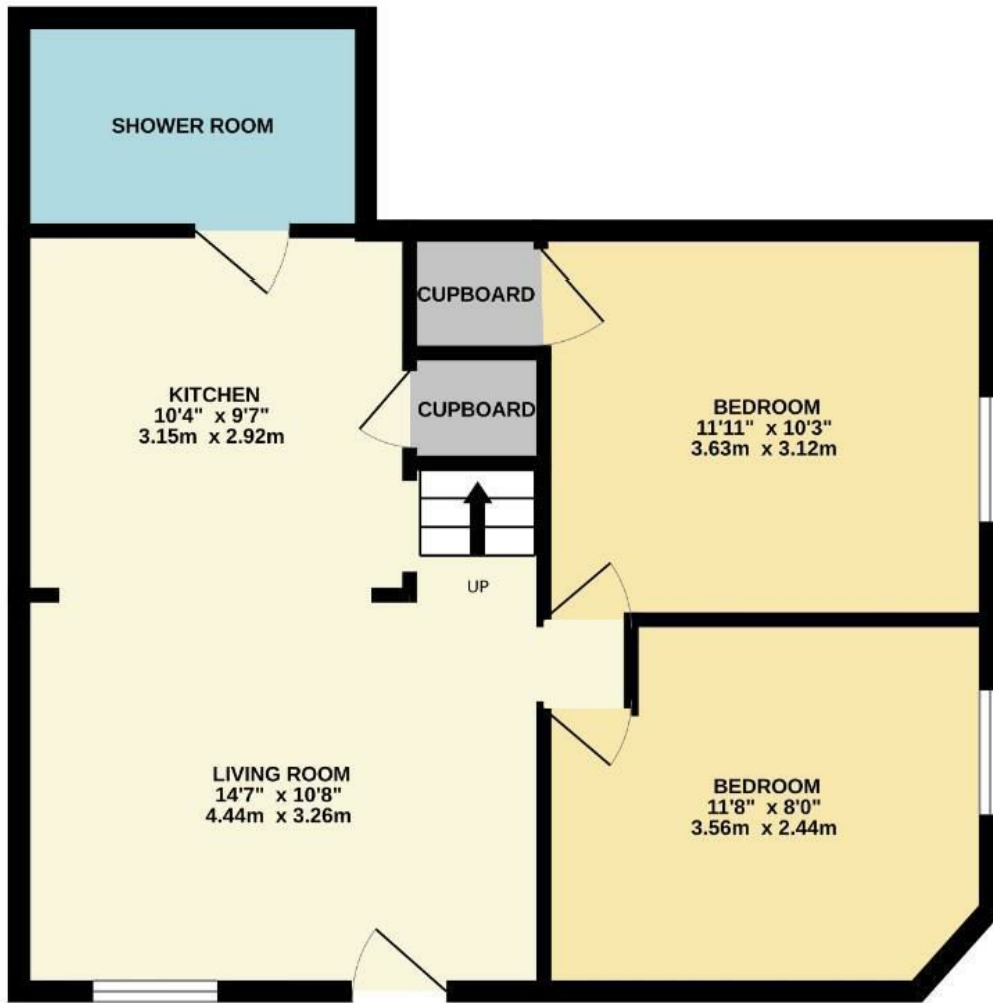
Agency Notes

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.

62 BRUCE STREET
565 sq.ft. (52.5 sq.m.) approx.

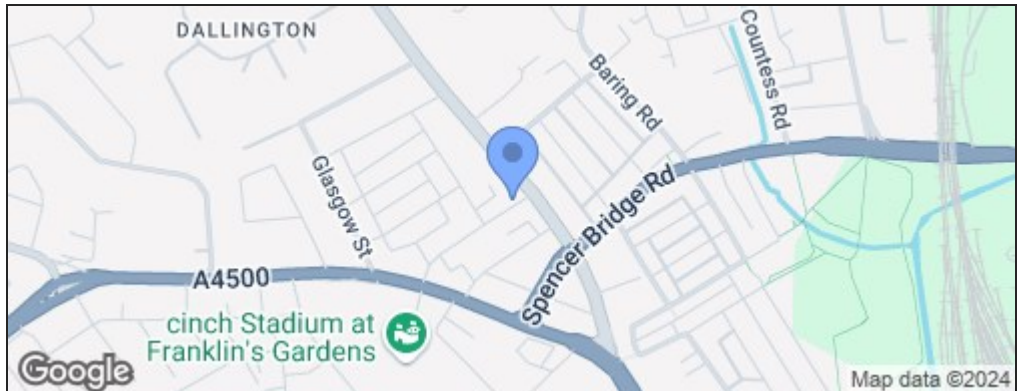


TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.