

## Flat 4, 353A Wellingborough Road, Northampton, NN1 4ER



**£775**


VIEWINGS ARE TAKING PLACE ON MONDAY 23RD FEBRUARY, CONTACT US TO BOOK YOUR APPOINTMENT...

A lovely one bedroom, second floor flat, located on The Wellingborough Road, with easy access to a host of amenities and Abington Park. The well presented (freshly painted) accommodation comprises of a spacious open plan living room/kitchen with oven and hob and fridge, double bedroom, and modern shower room. The heating is electric, and the windows are double glazed.

Available unfurnished from 11th March 2026, £775 PCM which includes the water charge. Deposit £894.00. Holding deposit £178.00, which will be deducted from the first rent payment.

Rates apply: Council tax band A. Initial tenancy length 12 months with a 6 month break clause.

Car parking is on street where available.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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