

## 40 Lion Court, Northampton, NN4 8GT




**£840**

**\*\*STUDENTS ACADEMIC YEAR 26/27\*\* 2 BEDROOM APARTMENT WITH 2 Bathrooms \*\* \*AMAZING LOCATION CLOSE TO THE UNI \*  
\*WIFI INCLUDED\***

The nearest location in Far Cotton to the Uni! Top floor Apartment with spectacular views over the river Nene. The property has a modern open plan kitchen living room, with sliding patio doors opening onto a balcony. The kitchen has a range of units with a washing machine, fridge and freezer, oven, hob and extractor. From the hallway there are two generous double bedrooms, with bed, desk, chair and wardrobe. One of which has its own ensuite shower room with shower, WC and wash hand basin. The main bathroom includes a shower over bath, WC and wash handbasin.

Inclusive of Gas, Electricity & Water, subject to a cap, WIFI Included. Must be in full time education. £1 non occupancy concession for summer period. Occupation start date 11th August when full rent is due. If you wish to move in earlier, full rent will be due from earlier start date. Rent per month: £840 per room, for a group of two. Monthly £1,680.00. You need to pay a group holding deposit of £200 to reserve this property, If all paperwork is completed within the allocated time, this will become part of your group tenancy deposit amount of £800. Viewing NOW, register your interest now via email to [students@whitesnorthampton.co.uk](mailto:students@whitesnorthampton.co.uk) or CALL 01604 233600

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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
		

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		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		