

# Whites

ESTATE AGENTS

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## 23 Palmerston Road, Northampton, NN1 5EU



**£700**

**\*LUXURY ENSUITE ROOM\* \*WIFI AND BILLS INCLUDED\*** An exceptional opportunity to live in a beautifully refurbished five-bedroom professional house share on Palmerston Road ideally located for anyone working in the town area or at the Hospital.

Finished to an exceptional standard throughout, this impressive property has been thoughtfully designed to provide stylish and comfortable living, ideal for professionals. The bedroom is fully furnished with a bed, wardrobe and bedside table and benefits from its own spacious en-suite, complete with a large shower, WC, and wash basin set within a vanity unit with mirror above. On the first floor, you'll find a newly fitted, contemporary kitchen featuring modern units. The

kitchen is fully equipped with an oven, hob and extractor, washing machine, microwave, and plenty of fridge/freezer space. To the lower floor, there is a welcoming communal living and dining area, providing a great space to relax. The property also enjoys a private rear garden, ideal for unwinding outdoors after a long day.

Available for rent at £700 per month. Holding deposit £100 which will be taken off the first month's rent. Tenancy deposit £300. This property, a fully licensed HMO, represents a fantastic opportunity for those seeking a spacious and well-located room in Northampton. Tenancy deposit is required. ALL UTILITIES AND COUNCIL TAX AND WIFI INCLUDED. Communal cleaner. Managed by Whites, a qualified managing agent, with help always available for maintenance issues. CALL NOW ON 01604 233600 TO ARRANGE YOUR VIEWING.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
	54	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	