

## Southampton Road, Northampton NN4 8DY



**£800**


GROUND FLOOR FLAT WITH OUTSIDE SPACE.... This refurbished one bedroom ground floor apartment is immaculately presented throughout and is located in Far Cotton with a plethora of local amenities including supermarkets and green spaces. The property boasts its own entrance with courtyard offering some outside space. This leads into the kitchen that benefits from granite work surfaces, fitted units, undercounter fridge and Neff appliances including an oven, hob and extractor. There is also a spacious living room and bedroom both with large windows offering ample light. Finally there is the shower room with large shower, vanity wash hand basin and WC. Further benefits include gas central heating.

Available unfurnished now £800PCM. Holding deposit £184.00, which will be taken off the first months rent. Tenancy deposit of £923.00.

Rates Apply, council tax band A. Initial tenancy length is 12 months. Car parking is on street where available without the need for a parking permit.

**PETS ARE NOT PERMITTED AT THIS PROPERTY.**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	