

# Whites

ESTATE AGENTS

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## 40 Lion Court, Northampton, NN4 8GT




**£792 PCM**

STUDENTS 2025 \*\*ACADEMIC YEAR 25/26\*\* 2 BEDROOM APARTMENT WITH 2 Bathrooms \*\*\*AMAZING LOCATION CLOSE TO THE UNI\*\* \*WIFI INCLUDED\*

The nearest location in Far Cotton to the Uni! Third 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 capped to a maximum usage, WiFi included, Must be in full time education. Rent per month: £792 per room for a group of two. Monthly £1,584. 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) <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		
<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	