

**Rent**  
£665 pcm + fees\*

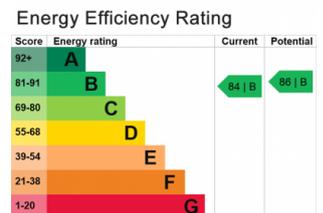
**Security Deposit**  
£767

**Availability**  
6th December

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**2a Purser Road  
Abington  
Northampton  
NN1 4PQ**



A unique one bedroom property situated in the heart of Abington benefiting from gas radiator central heating and UPVC double glazing. The accommodation comprises entrance hall (8'5" x 6'6"), bedroom (14'7" x 9'3"), bathroom (5'9" x 5'5") with shower over the bath, first floor, kitchen/lounge (14'10" x 14'6") with built in gas hob and electric oven, fridge, freezer and dishwasher, and also a Juliet balcony. A viewing is highly recommended. EPC Rating: B Council Tax Band: A

**Unique One Bedroom Property | Bathroom With Shower Over The Bath | Kitchen/Lounge With Built In Appliances | UPVC Double Glazing | Gas Radiator Central Heating | Viewing Advised**

\* OUR FEES \*

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. This will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

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## Local Area Information

Abington Vale is defined locally as the area bordered by Billing Road East, Park Avenue South and Abington Park Crescent. There are several local schools including primary schools and upper schools. Adjacent to Abington Park it also affords easy access to a number of suburbs and their facilities, e.g. Wellingborough Road, Kettering Road, Kingsley, Spinney Hill and Weston Favell. Additionally Northampton town centre, just 2 miles away, offers a further variety of pubs, bars, restaurants, shopping facilities, businesses, two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre, the district of Cliftonville predominantly focuses on medical practitioners and the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction, in an area known locally as Castle Hill, the mainline train station operates services to both London Euston and Birmingham New Street. For road travel, the A45 and A43 ring roads are right on Northampton's doorstep together with three junctions of the M1 (15, 15a & 16).