

Rent
£725 pcm + fees*

Security Deposit
£836

Availability
Immediately

Exclusions
No Smokers

Furnishing
Unfurnished

Flat 3, 51-53 Shakespeare Road
The Mounts
Northampton
NN1 3QG

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A spacious two bedroom second floor apartment situated close to local amenities. The accommodation comprises entrance hall, an open plan living area incorporating lounge and kitchen with built in oven and hob and washer/dryer, one double bedroom, one good sized single bedroom and a shower room. The property also benefits from video entry telephone system, gas radiator heating, UPVC double glazing and a Juliette balcony. The photograph shows the whole building. Council Tax Band: - B. EPC Rating: C.

Re-furbished Apartment | Second Floor | Open Plan Living Area | Two Bedrooms | Shower Room

*** 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

The Mounts is an urban area of Northampton situated between the 118 acre Racecourse public park and The Mounts Baths. Incorporating some of the town's oldest roads, The Mounts is steeped in local history and was once the centre of Northampton's famous shoe manufacturing industry, with a number of former Victorian factories having since been converted into high quality residential accommodation. The nearby Town Centre offers a wide range of shops, bars and restaurants while also offering the Theatre District, which proudly hosts The Errol Flynn cinema, a theatre, museums and the renowned 78 Deragate - a house designed by Charles Rennie Mackintosh and now open to the public. Situated one mile to the west, Northampton's modernised train station is positioned on the West Coast Mainline and offers direct routes to London (regular services reaching Euston Station within one hour) and Birmingham. For road travel, Northampton has the A45 and A43 ring roads on its doorstep plus easy access to three junctions of the M1 (15, 15a and 16).