

Rent
£750 pcm + fees*

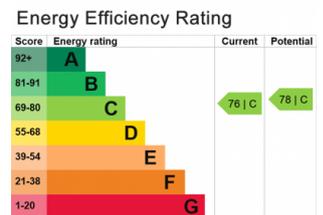
Security Deposit
£865

Availability
31st March

Exclusions
No Smokers

Furnishing
Furnished

**36 Robinson Way
Wootton Fields
Northampton
NN4 6FJ**



Jackson Grundy are delighted to offer for let this IMMACULATELY PRESENTED and FULLY FURNISHED TWO BEDROOM second floor apartment ideally located in the highly sought after residential area of Wootton Fields. The accommodation which shares its external top floor access with just one other flat comprises entrance hall with utility cupboard, open plan living/kitchen area with Juliette balcony, two bedrooms and bathroom. Benefits include intercom entry system, electric heating [including water], UPVC double glazing, loft space and allocated parking. The property is ideally located within the Caroline Chisholm school catchment area and is only a short drive away from the Brackmills Industrial Estate. An early internal inspection is highly recommended to avoid disappointment! The photograph shows the whole building. Council Tax Band: B. EPC Rating: C.

Fully Furnished | Intercom Entry System | Electric Heating | Juliette Balcony | Allocated Parking | Two Bedrooms

* 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.

modern marketing · traditional values



Local Area Information

Wootton Fields and Simpson Manor are modern developments occupying land to the north and east of Wootton village including the old army barracks site. With its own nursery, primary and secondary school facilities, the development also has a small precinct in Tudor Court, with various amenities including pharmacy, small supermarket, take away food and vet. A large garden centre can also be found along the main Newport Pagnell Road which runs to north of these urban areas. Other nearby main roads include the A508, A45 and M1 making this a popular location for commuters. Regular bus services also operate to Northampton town centre (4 miles away) where the train station offers mainline access to London Euston and Birmingham New Street.