

**Rent**  
£775 pcm + fees\*

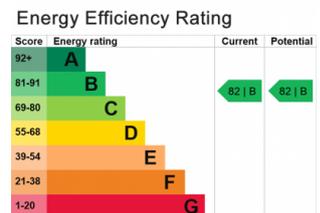
**Security Deposit**  
£894

**Availability**  
12th August

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**40 Oak Grove  
Weston Favell  
Northampton  
NN3 3JR**



A well presented two bedroom first floor apartment in the sought after residential area of Oak Grove, Weston Favell, within walking distance to the shopping centre and nearby to local schools. The property is in excellent order and briefly consists of an open plan living with two Juliet balconies, fitted kitchen with white good, two bedrooms and fitted bathroom with separate shower over. There is allocated parking for one car and the property comes with gas central heating and all round double glazing. A fantastic property in a good decorative order in a great location and available immediately. The photograph shows the whole building. EPC: B. Council Tax: B

**Two Bedroom First Floor Apartment | Juliet Balcony | Bathroom With Separate Shower |  
Reserved Parking | White Goods | Available Immediately**

\* 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

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately 0.5 mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.