

**Rent**  
£1,150 pcm + fees\*

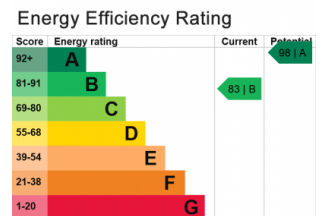
**Security Deposit**  
£1,326

**Availability**  
Immediately

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**146 Campus Drive  
Scholars Green  
Kingsthorpe  
NN2 7FW**



A fabulous opportunity to rent this two bedroom semi detached new build tucked nicely in a private drive of only four houses. The property is ready to move into immediately and the accommodation briefly comprises entrance hall, downstairs WC, lounge with storage cupboard, modern fitted kitchen/diner with access to the rear garden. To the first floor are two double bedrooms and a modern fitted bathroom. Outside is off road parking for several cars and an enclosed lawned rear garden. EPC Rating- B. Council tax band- TBC. Let Type - Long Term

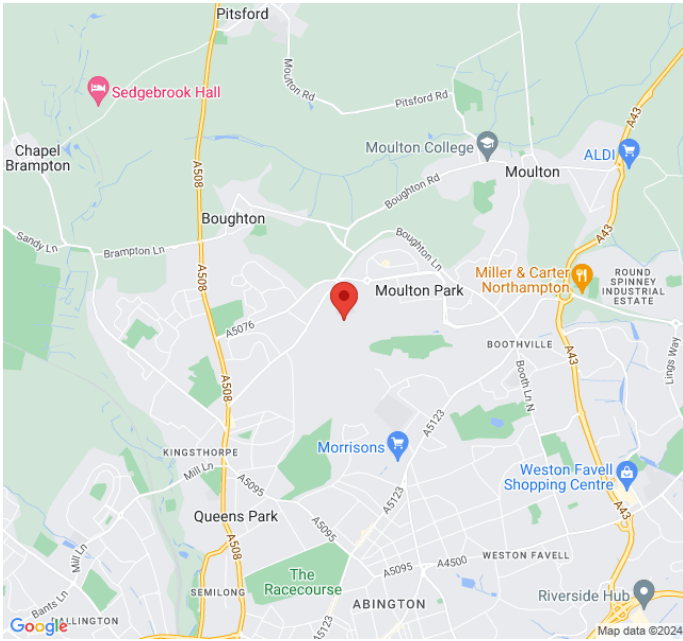
**Modern Semi Detached | Lounge | Kitchen/Diner | Two Double Bedrooms | Off Road Parking | Enclosed Rear Garden**

\* 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

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.