



Rent
£825 pcm + fees*

Security Deposit
£951

Availability
Immediately

Exclusions
No Smokers

Furnishing
Unfurnished

**The Lantern House, A361
Fawsley
Northants
NN11 3BY**

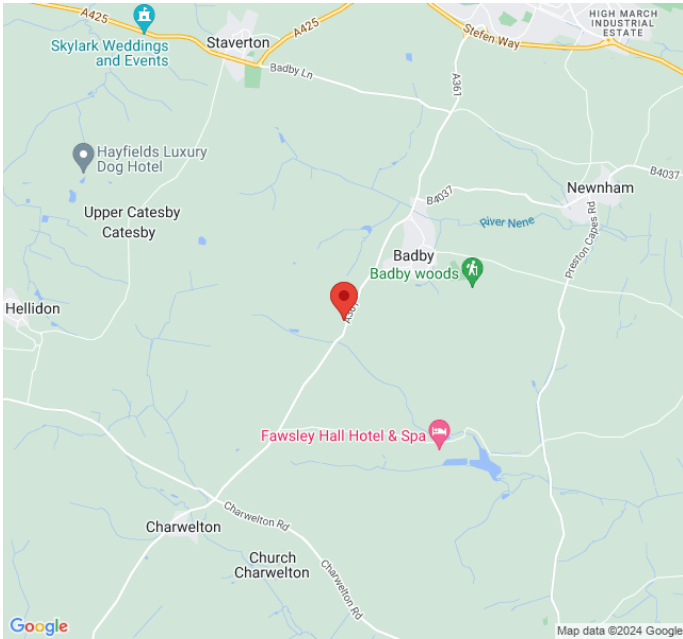
This two storey octagonal Grade 2 listed property (formerly known as The Lodge to Fawsley Park) which dates back to the late 1700's is available for occupation. The accommodation comprises entrance hall (4'0" x 9'06"), fitted kitchen (11'08" x 4'09" extending to 8'0" max), living room (14'02" including stairs x 12'04" max) bedroom (12'04" includes stairs x 12'06" max) and bathroom with shower over the bath. Outside is off road parking for 1-2 cars. Ideal for single occupancy. The property has been freshly painted throughout and new carpet to the bedroom. The property is connected to a septic tank which the tenant would need to pay to have emptied annually, Council Tax - D

**Grade 2 Listed Property | One Bedroom | Fitted Kitchen | Living Room | Character Property |
Woodland Surroundings**

*** 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. For fully managed properties, 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

Badby is a rural parish located on the A361 Daventry to Banbury road. Along with several organisations, clubs and societies, Badby also benefits from a traditional country inn, St Mary the Virgin church, a primary school and farmhouse bed & breakfast as well as being host, on the first September Sunday of each even year, to the Badby Fayre. The market town of Daventry is less than four miles away and has numerous additional facilities including supermarkets, post office, banks, retail outlets, estate agents, eateries, petrol stations, a hospital and leisure centre. Transport links are also excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road and A5 Watling Street as well as mainline rail access from Rugby (14 miles), Banbury and Long Buckby (8 miles) stations.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.