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Arnall Crescent, The Headlands, NN11 9AZ

£975 - Monthly Terraced

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Department: Lettings

Unfurnished



Jackson Grundy Estate Agents - Daventry Lettings
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 301931
Email Us daventrylettings@jacksongrundy.co.uk





Property Summary

A well presented two bedroom house which has undergone extensive refurbishment and is situated on The Headlands.

Lettings Information

Available From: 13 October 2025

Let Type: Not Specified

Features & Utilities

- ✓ Refurbished throughout
- ✓ Two Double Bedrooms
- ✓ Brand New Heating
- ✓ Brand New Kitchen
- ✓ Brand New Shower Room
- ✓ Spacious Accommodation
- ✓ Conservatory
- ✓ Rear Garden

Property Overview

This spacious and beautifully refurbished two-bedroom property offers stylish, modern living throughout. Finished to a high standard, the home features a thoughtfully adapted entrance with a convenient utility area, leading into open-plan living space which flows into the contemporary kitchen/dining area which comes complete with appliances and a conservatory. Upstairs, you'll find two generously sized double bedrooms and a stunning extended shower room, finished with sleek fittings and the added luxury of underfloor heating. Outside, the property boasts an enclosed rear garden with a brick-built storage unit and gated access to a private parking space. Additional benefits include brand new electric heating, double glazing throughout. Council Tax Band: A. EPC Rating: TBC.

LOUNGE/DINING ROOM 6.99m x 3.15m (22'11" x 10'4")

KITCHEN 3.16m x 2.27m (10'4" x 7'5")

CONSERVATORY 2.21m x 2.64m (7'3" x 8'7")

BEDROOM ONE 3.18m x 4.11m (10'5" x 13'5")

BEDROOM TWO 3.75m x 2.67m (12'3" x 8'9")

BATHROOM 1.68m x 2.31m (5'6" x 7'6")

MATERIAL INFORMATION

Type – Terraced

Age/Era – Ask Agent

Deposit – £1,125

Council Tax – Band A

EPC Rating – E

Electricity Supply – Mains

Gas Supply – No Gas
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Electric Heating
Parking – Parking, Allocated
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

FEE DETAILS

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.

AGENTS NOTES

i Viewings by appointment only through us 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.



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152