



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Dunster Street, Northampton, NN1 3DQ

£1,250 - Monthly Apartment

 2  1  1



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Lettings

Unfurnished



Jackson Grundy Estate Agents - Kingsley  
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

**Call Us** 01604 621561  
**Email Us** [lettings@jacksongrundy.co.uk](mailto:lettings@jacksongrundy.co.uk)





## Property Summary

Jackson Grundy Lettings are pleased to offer for let these stylish factory conversion apartments.

## Lettings Information

**Available From:** 8 November 2024

**Let Type:** Student

## Features & Utilities

- ✓ Lower Ground Floor Newly Refurbished Apartment
- ✓ Two Bedrooms
- ✓ Stylish Grade II listed Conversion
- ✓ Modern Fitted Kitchen with appliances
- ✓ Contemporary Fitted Shower Room
- ✓ Rear Private Terrace



# Property Overview

Jackson Grundy Lettings are pleased to offer for let these stylish factory conversion apartments. These contemporary apartments are situated in this Grade II Listed building and situated in the central NN1 district of the town with all local amenities close by to include pubs and bars, cafes, eateries, and everyday grocery stores. The development is high spec with each flat having a video intercom receiver and the conversion has been tastefully completed with an industrial style retaining character features to include exposed brickwork, timbers and factory style windows. The accommodation in brief comprises entrance hall, laundry cupboard, modern fitted shower room with brushed gold effect fittings, one double bedroom, a further bedroom with step up to a raised platform level and lounge with stylish fitted kitchen with integrated appliances, a rear terrace can also be accessed via a door in the lounge- offering a private outside space. We highly recommend viewing early to avoid disappointment. Council tax band- TBC

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Landlord(s).

## 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 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.

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – NA

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Electric

Parking – None

Accessibility – No Lift

Right of Way – None

Restrictions –

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

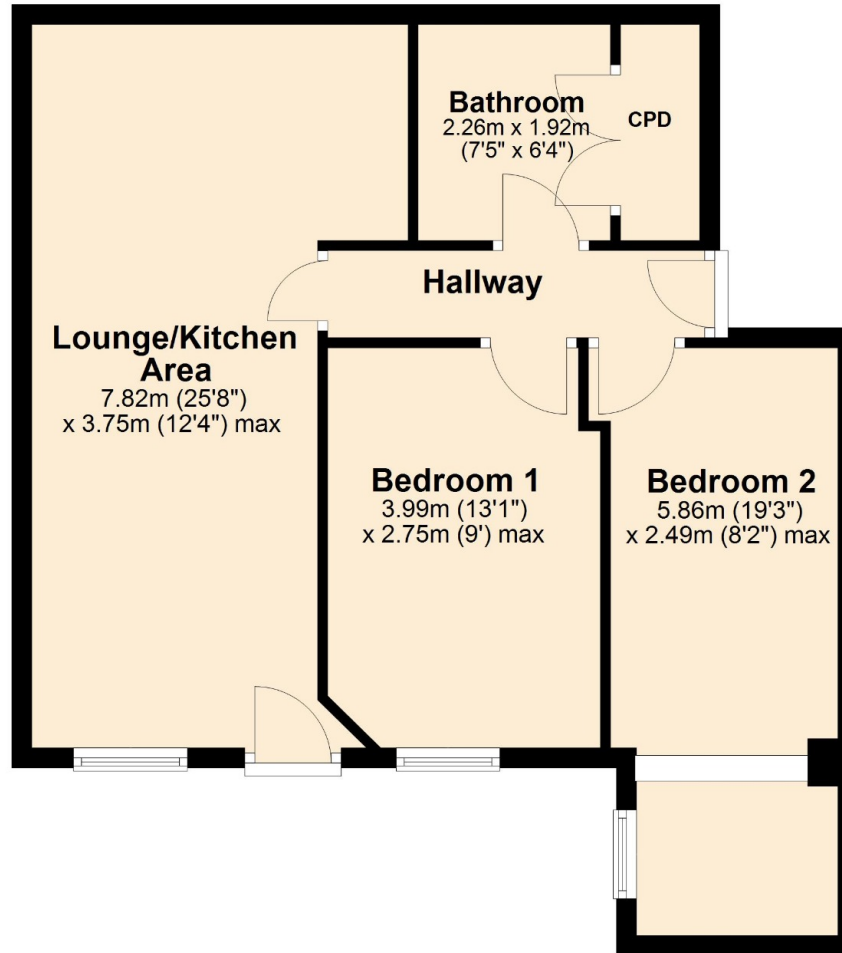
Property Construction – Brick

Outstanding Building Work/Approvals – Ongoing

# Floorplan

## Ground Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



Total area: approx. 57.5 sq. metres (619.3 sq. feet)



# 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Kingsley**  
44 Kingsley Park Terrace, Kingsley, Northampton, NN2 7HH

**Call Us** 01604 621561  
**Email Us** [lettings@jacksongrundy.co.uk](mailto:lettings@jacksongrundy.co.uk)

