



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

# Robinson Way, Wootton, NN4 6FJ

£895 - Monthly Apartment



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Lettings

Furnished



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 are delighted to offer for let this well presented and FULLY FURNISHED two bedroom second floor apartment ideally located in the highly sought after residential area of Wootton Fields.

## Lettings Information

**Available From:** 14 October 2024

**Let Type:** Long Term

## Features & Utilities

- ✓ FULLY FURNISHED FLAT
- ✓ Lounge/Kitchen
- ✓ Two Bedrooms
- ✓ Juliette Balcony
- ✓ Allocated Parking
- ✓ Popular Location



# Property Overview

Jackson Grundy are delighted to offer for let this well presented and FULLY FURNISHED two bedroom second floor apartment ideally located in the highly sought after residential area of Wootton Fields. The accommodation which shares its external top floor access with just one other flat comprises entrance hall with utility cupboard, open plan living/kitchen area with Juliette balcony, two bedrooms and bathroom. Benefits include intercom entry system, electric heating [including water], UPVC double glazing, loft space and allocated parking. The property is ideally located within the Caroline Chisholm school catchment area and is only a short drive away from the Brackmills Industrial Estate. An early internal inspection is highly recommended to avoid disappointment! The photograph shows the whole building. Council Tax Band: B. EPC Rating: C. Let Type- Long Term

## 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

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 – Mains

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 – No

EV Car Charge Point – No

Primary Heating Type – Central

Parking – Allocated

Accessibility – n/a

Right of Way – n/a

Restrictions –

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

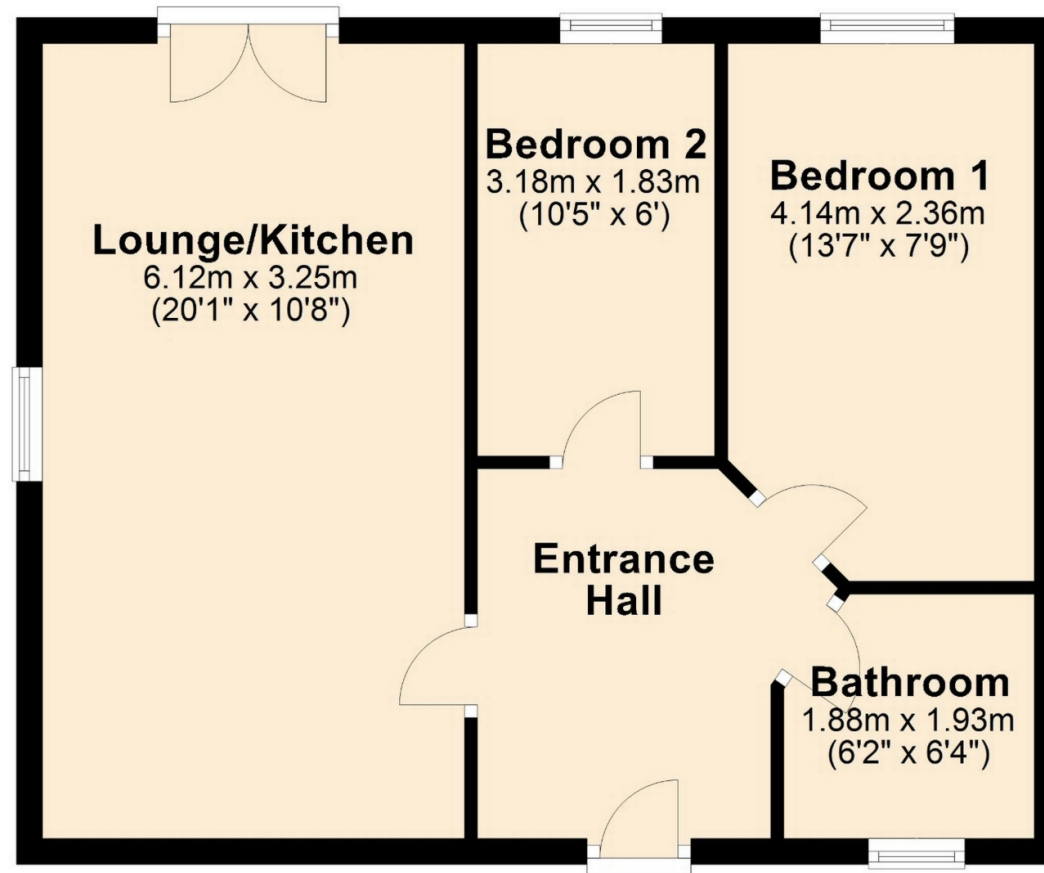
Property Construction – Brick

Outstanding Building Work/Approvals – none

# Floorplan

## Floor Plan

Approx. 46.8 sq. metres (503.4 sq. feet)



Total area: approx. 46.8 sq. metres (503.4 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)

