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# Simplex Way, Roade, Northampton, NN7 2QR

£1,325 - Monthly Semi-Detached

3 Beds 1 Bath 1 Car



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

We are pleased to offer for rent this three bedroom semi detached property offered in the sought after village of Roade.

## Lettings Information

**Available From:** 30 May 2025

**Let Type:** Long term

## Features & Utilities

- ✓ Modern Semi Detached
- ✓ Lounge/Diner
- ✓ Modern Fitted Kitchen
- ✓ Three Bedrooms
- ✓ Enclosed Rear Garden
- ✓ Village Location

# Property Overview

We are pleased to offer for rent this three bedroom semi detached property offered in the sought after village of Roade. The accommodation briefly comprises entrance hall, downstairs WC, modern fitted kitchen, lounge/diner with doors leading to the garden. Stairs lead to two double bedrooms, one single bedroom and a modern family bathroom. Outside is a small enclosed front garden, enclosed rear garden and off road parking to the side.

## 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 – 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 – None

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Off Road

Accessibility – Level

Right of Way – None

Restrictions – None

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

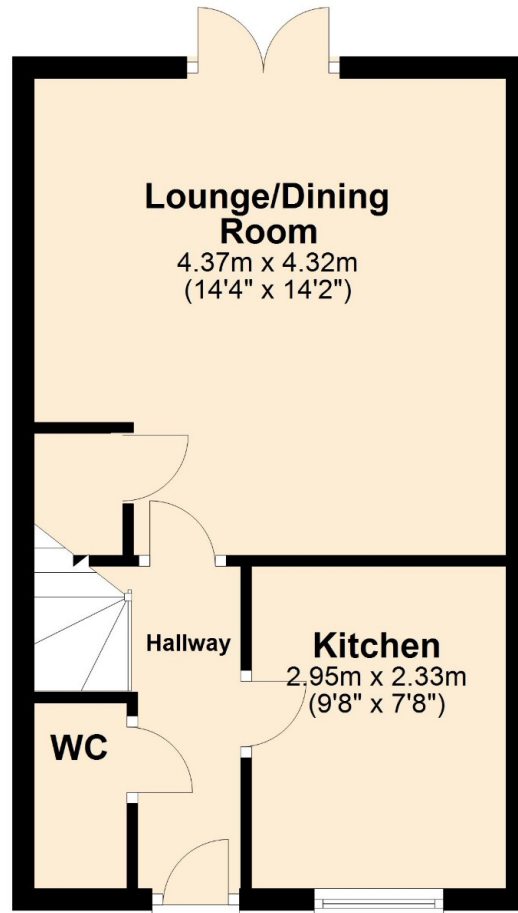
Property Construction – Brick

Outstanding Building Work/Approvals – None

# Floorplan

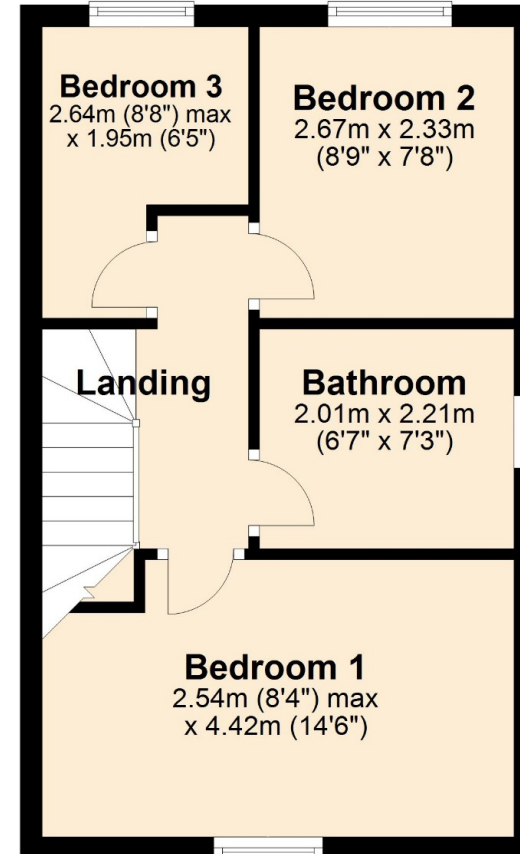
## Ground Floor

Approx. 32.1 sq. metres (345.3 sq. feet)



## First Floor

Approx. 31.8 sq. metres (342.7 sq. feet)



Total area: approx. 63.9 sq. metres (688.0 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  
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