



61 Perry Street, Northampton
£875 pcm

- ❖ Mid Terraced Property
- ❖ Hall, Sitting Room, Dining Room
- ❖ Kitchen, Utility Room, Cellar
- ❖ Three Bedrooms, Bathroom
- ❖ Double Glazed Throughout
- ❖ Gas Fired Central Heating
- ❖ Rear Garden, On Street Parking
- ❖ Sorry No Pets, Available August
- ❖ EPC Energy Rating : - D
- ❖ Holding Payment : - £200.00

61 Perry Street, Northampton, NN1 4HL

A three bedroom mid terraced property in the Abington area of Northampton. This property is currently undergoing full redecoration and has Upvc double glazing throughout and gas fired central heating. The accommodation comprises, hallway, sitting room, dining room, kitchen, downstairs W.C./Utility room, basement. There is a pretty fully enclosed rear garden with on street parking at the front.

ACCOMMODATION: Hallway, Sitting Room, Dining Room, Kitchen, Utility/W.C., Cellar, Three Bedrooms, Bathroom

HALL: Stairs to first floor. Radiator.

SITTING ROOM: 10' 6" x 10' 10" (3.2m x 3.3m) Upvc window to the front. Mahogany feature fireplace. Radiator.

DINING ROOM: 11' 8" x 11' 2" (3.56m x 3.4m) Upvc window to the rear. Mahogany feature fireplace with built in storage to either side. Radiator.

FITTED KITCHEN: 12' 4" x 7' 7" (3.76m x 2.31m) Upvc window to the side. Fitted with a range of wall and floor units in mid Oak with freestanding oven, stainless steel sink unit, space for appliances, gas boiler providing heating and hot water. Radiator. Access to the cellar.

UTILITY/W.C.: 7' 0" x 7' 7" (2.13m x 2.31m) Window to the side. Plumbing for washing machine. W.C., Door to the garden.



BEDROOM ONE: 10' 6" x 14' 1" (3.2m x 4.29m) Upvc window to the front. Cast iron feature fireplace. Radiator.

BEDROOM TWO: 11' 6" x 8' 10" (3.51m x 2.69m) Upvc window to the rear. Radiator.

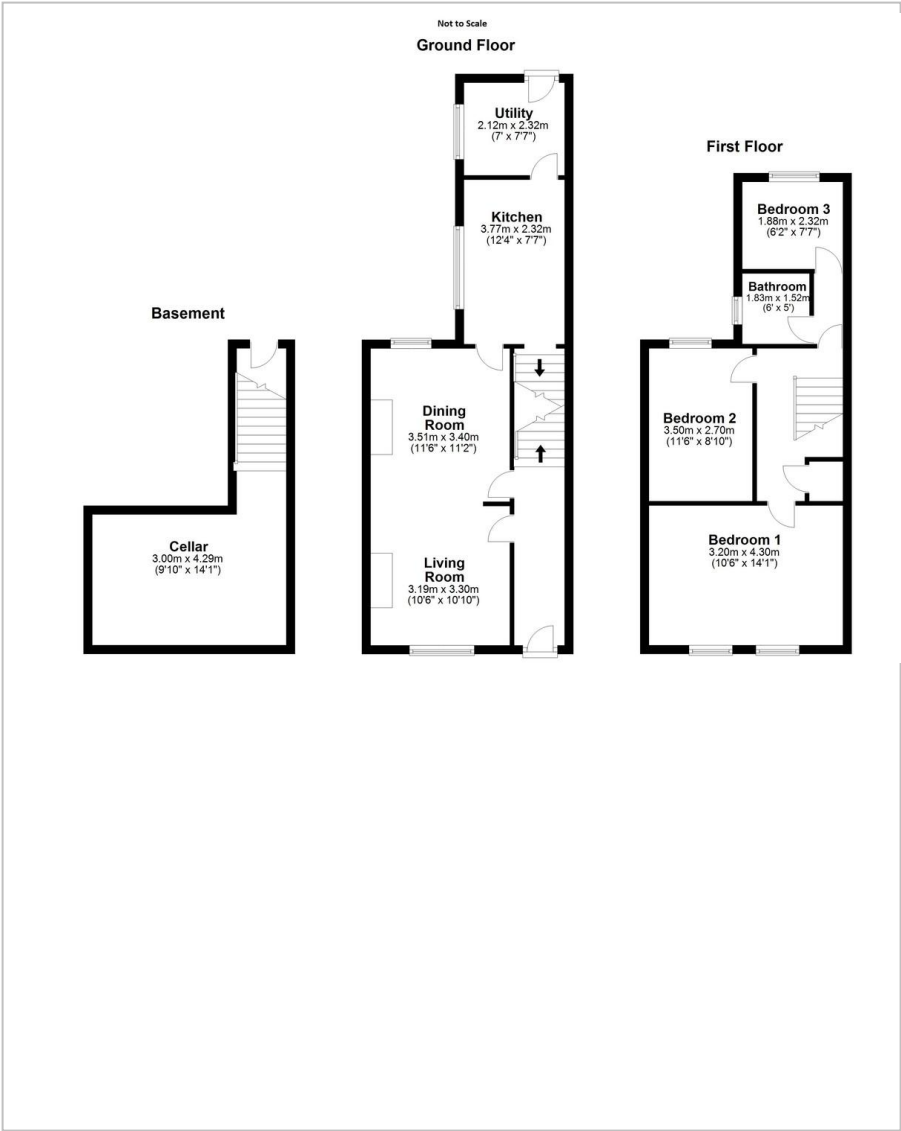
BATHROOM: 6' 0" x 5' 0" (1.83m x 1.52m) Upvc window with obscure glazing to the side. White low level W.C., pedestal wash hand basin and bath with shower over. Radiator.

BEDROOM THREE: 6' 2" x 7' 7" (1.88m x 2.31m) Upvc window to the rear. Radiator.

CELLAR: 9' 10" x 14' 1" (3m x 4.29m)

GARDEN: At the rear of the property is a fully enclosed low maintenance garden with timber shed. Laid to paving with mature shrub borders.





TENANT FEES

HOLDING PAYMENT: A holding payment equivalent to 1 weeks rent is payable upon the start of the application.

SUCCESSFUL APPLICATIONS: Any holding payment will be offset against the initial rent and deposit, with the agreement of the payee.

FAILED APPLICATIONS: A holding payment will not be refunded in circumstances where the tenant withdraws, fails a Right to Rent check or provides false or misleading information that materially affects their suitability to rent the property.

FEES PAYABLE IN ACCORDANCE WITH THE TENANTS FEE ACT 2019: Additional charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.

TENANCY AGREEMENT: An Assured Shorthold Tenancy Agreement will be drawn up and must be signed by all tenants. A tenant is any person over the age of eighteen years, residing in the property on a permanent basis.

This Agreement is a legally binding document. Anyone entering into this legal Agreement must be aware of the responsibilities and liabilities involved. If you are unsure, please take legal advice.

ANTI-MONEY LAUNDERING: To comply with anti-money laundering regulations, Bartram & Co have to be satisfied as to the identity, residency status and right to reside of all tenants. Failure to provide the requested documentation will affect your ability to rent the property.

CLIENT MONEY PROTECTION: Bartram & Co are members of SAFEagent and provide full client money protection. <https://safeagents.co.uk/for-agents/client-money-protection/>

REDRESS SCHEME: Bartram & Co are members of the Property Redress Scheme. <https://www.theprs.co.uk/consumer/members/>

VAT: All fees quoted are inclusive of VAT at the prevailing rate.

Notes:

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