



103 Roe Road, Northampton

£875 pcm

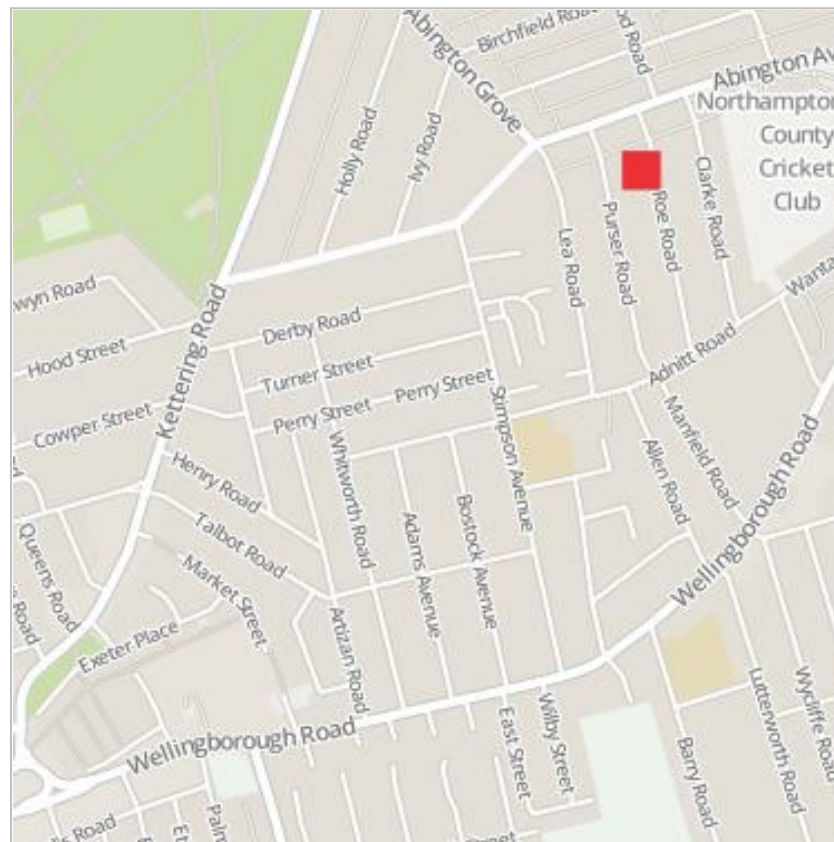
- ❖ **A Modern Two Bedroom Home**
- ❖ **Situated in A Gated Courtyard**
- ❖ **Open Plan Ground Floor**
- ❖ **Fitted Kitchen With Appliances**
- ❖ **Two Bedrooms With Wardrobes**
- ❖ **Modern Bathroom With Shower**
- ❖ **Courtyard Garden, Private Parking**
- ❖ **Unfurnished, Available November**
- ❖ **EPC Energy Rating : - C**
- ❖ **Holding Payment : - £ 201.00**



103 Roe Road, Northampton, NN1 4PH

A modern two bedroom home, standing in a gated courtyard in this popular area of Abington. The property offers modern open plan living downstairs, gas radiator central heating and a fitted kitchen with integrated appliances. There are two bedrooms with fitted wardrobes and a bathroom with shower. Outside is a walled courtyard garden and parking for one car.

LOCATION: Abington is an extremely popular district of Northampton, home to the County Cricket Ground and bordering Abington Park, a lovely green open space with lakes, aviaries, a cafe and museum. Both the Wellingborough Road and Kettering Road run through Abington offering an eclectic mix of shops, bars, eateries and the Racecourse, as well as giving access to and from the town centre itself. The nearest large supermarket facilities can be accessed within 1 mile away on the Kettering Road, or 1.5 miles away at either Weston Favell Shopping centre or Kingsthorpe areas whilst Northampton offers a further variety of pubs, bars and restaurants plus high street shopping, markets, two theatres (Royal & Derngate) and a cinema/leisure complex. In relation to transportation, Northampton's station has mainline rail services to London Euston and Birmingham New Street whilst Abington's position allows easy access to a variety of main roads including the M1, A45, A43, A508 and A428 and in turn link to the A14.



ACCOMMODATION: hallway, cloakroom, open plan living/kitchen/dining area, landing, two bedrooms, bathroom with shower. Outside, courtyard, secure gated parking.

HALLWAY: Radiator, door to cloakroom.

CLOAKROOM: Two-piece suite of low-level WC and wash hand basin. Radiator, window to front.

LOUNGE/DINING ROOM/KITCHEN: 'L' shaped lounge/dining area with stairs to the first floor, kitchen with integrated oven, hob, and extractor, fridge, washing machine and dishwasher. Patio door to rear courtyard. Window to front. Two radiators.





LANDING: Vaulted ceilings, double glazed window, radiator.

BEDROOM ONE: Double glazed window, radiator, three wardrobes with hanging rails and shelving.

BEDROOM TWO: Double glazed window, radiator, three wardrobes with hanging rails and shelving.

BATH/SHOWER ROOM: White three-piece suite of a panelled bath with a height adjustable shower over and side screen, inset wash hand basin, close coupled WC, pitched ceiling with Velux window, radiator.

OUTSIDE: Private walled courtyard area, parking space in front of the property.



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:

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of **Bartram & Co** has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property.