



## 35 ST GILES STREET NORTHAMPTON, NN1 1JF

**£1,000 PER MONTH**

Stonhills are pleased to offer this well-presented two-bedroom apartment is situated on the second floor along St Giles Street, conveniently located close to Northampton General Hospital.

The accommodation comprises an entrance hallway, spacious lounge, fitted kitchen, two bedrooms, an en-suite shower room and a separate family bathroom.

Council Tax Band A and EPC rating of D.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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