



THE ESTATE AGENTS  
1977



Smiths Court, Northampton NN4 8GH  
£1,200 pcm



## PROPERTY DESCRIPTION

The Estate Agents are pleased to present this well presented, two bedroom apartment, ideally situated just south of the town centre. The property is accessed via a secured entry system, this top floor apartment briefly comprises; entrance hall, two double bedrooms, bathroom and open plan living/dining and kitchen with a Juliette balcony overlooking the river. Outside the property benefits from allocated parking and visitors spaces.

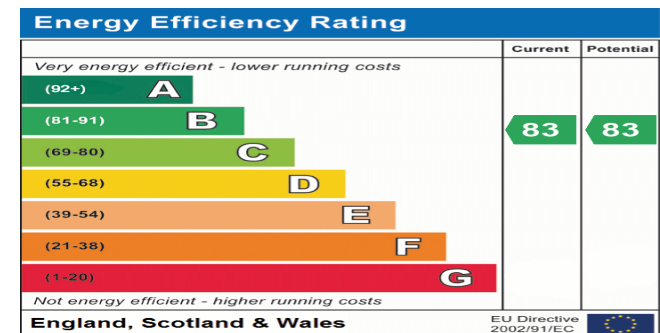
The apartment has easy access to the town centre, train station and university campus. There's a nearby Supermarket and St. Leonards Road offers plenty of local amenities with shops, takeaways and restaurants.

Northampton Train Station has a regular sub-1 hour service to London Euston and there's fantastic road links to the A45 & M1.

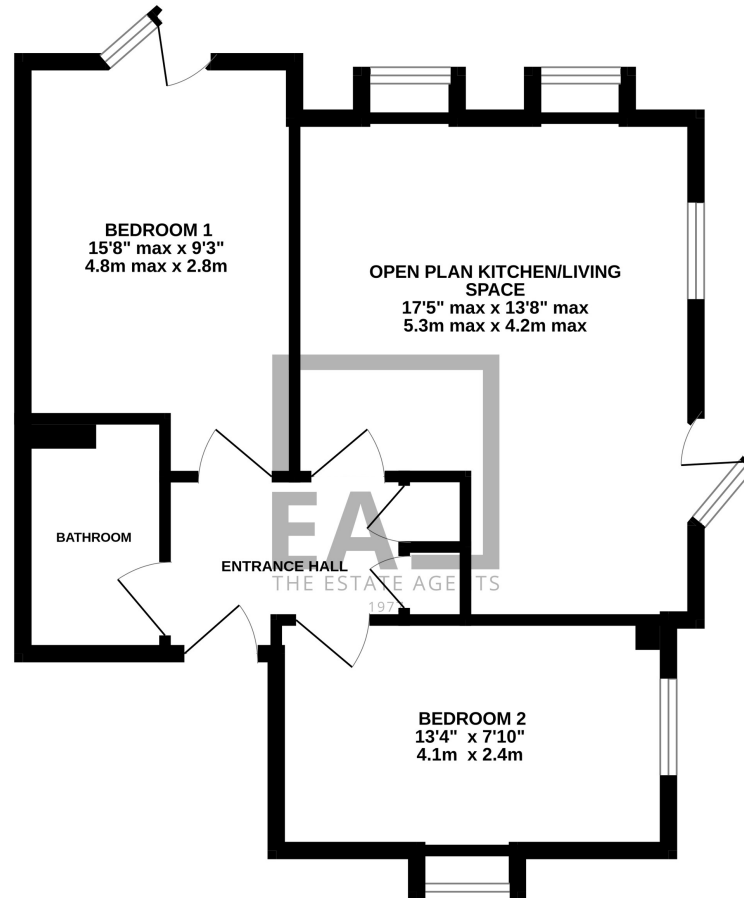
Note: Some of the photos in this listing have been virtually staged, this property is available unfurnished.

## POINTS OF INTEREST

- Two Double Bedrooms
- Top Floor
- Open Plan Kitchen & Living Space
- Recently Decorated Throughout
- Stunning River Views
- Allocated Parking & Visitor Spaces
- Secure Communal Entrance
- Within Easy Reach Of Northampton Train Station, Major Road Links, Town Centre And Local Amenities
- Close To Northampton University
- Available Immediately



UPPER FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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