



62 Neptune Road, Wellingborough. NN8 1SS

A well presented two bedroom home, conveniently located on a brand new development, a short distance from Wellingborough train station and town centre. ****AVAILABLE TO MOVE IN 17TH MAY**** In brief the accommodation comprises of an entrance hall, downstairs W.C, large living adjoining kitchen with a gas hob and oven. Upstairs there is a landing, storage cupboard, two bedrooms and a shower room. The property also benefits from UPVC double glazing, gas radiator central heating throughout and one allocated off-road parking space right next to the property. (Please note there is no garden) Well located offering swift access to Rushden Lakes leisure and retail park, schools, parks and playing fields and the A45 dual carriageway link to M1 junction 15 and neighbouring towns. Deposit is £995.00. A Holding deposit of £200.00 (equalivent to one weeks rent) is payable by the applicants to secure the property. If the application is successful the holding fee will be deducted from the first months rent. The landlord is sadly not accepting pets and also looking for non smokers.



£895 pcm

PROPERTY DESCRIPTION

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FEATURES

- TWO BEDROOMS
- OFF ROAD PARKING SPACE
- DOWNSTAIRS TOILET
- OPEN PLAN LIVING
- WELL LOCATED



ROOM DESCRIPTIONS

Agents Notes

Tenant protection

Move Prop Lettings are a member of CMP Client Money Protect, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

Before the tenancy starts (payable to Move Prop 'the Agent')

A Holding deposit (equivalent to one weeks rent) is payable by the applicants to secure the property. If The Application Is Successful the holding fee will be deducted from the first month's rent.

Permitted Payments - During the tenancy (payable to Move Prop 'the Agent')

Payment of up to £50.00 if you want to make alternations to the tenancy agreement

Payment of £100.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Entrance Hall

Entered via door to front elevation through to.

Doors to kitchen dining area and cloakroom, radiator

WC

Comprising low level wc, corner wash hand basin, radiator, extractor fan

Lounge / Kitchen / Diner

16'6 max x 16'7 max, 10'8 min (5.03m max x 5.05m max, 3.25m min) - Fitted kitchen with a range of base and eye level units, work surfaces, space for fridge freezer and washing machine, stainless sink and drainer unit, electric oven, hob and hood, radiators, stairs rising to first floor accommodation, UPVC windows to front and side elevations

Landing

Stairs rising from lounge, two large storage cupboards

Bedroom 1

13'1 x 8'5 (3.99m x 2.57m) - UPVC windows to front and side elevations, built in over stairs storage cupboard

Bedroom 2

7'10 x 6'9 (2.39m x 2.06m) - UPVC window to front elevation, radiator

Shower Room

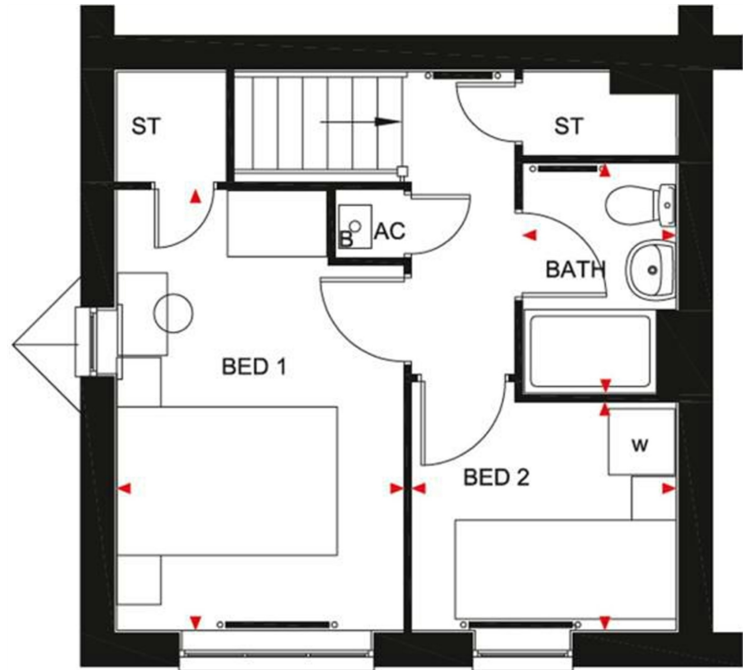
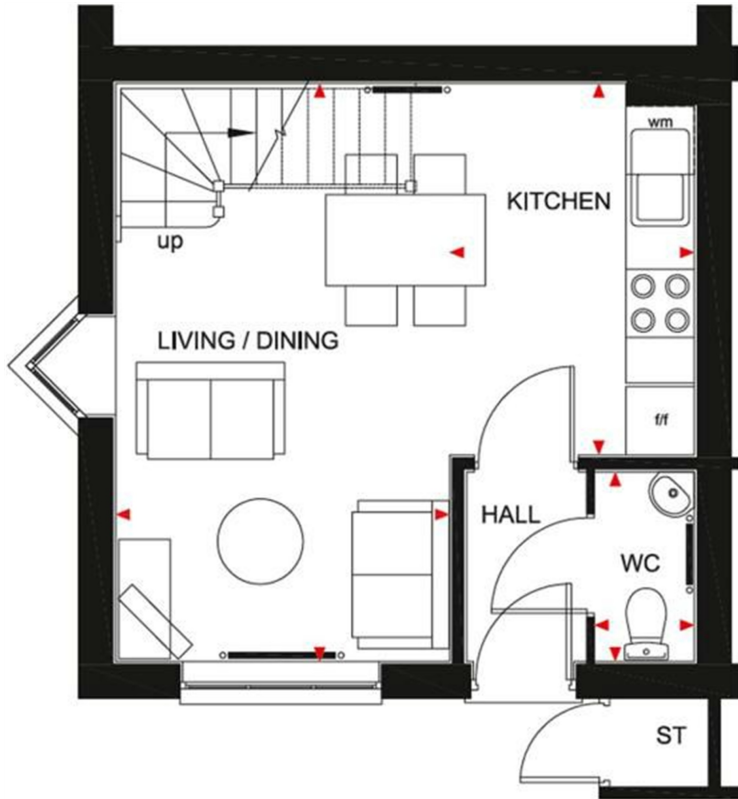
6'10 x 4'6 (2.08m x 1.37m) - Low level wc, wash hand basin, shower cubicle, tiling to water sensitive areas, shaver point, radiator, extractor fan

Allocated Parking Space

One off road parking space



FLOORPLAN



Move Prop Lettings

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