



## 12 Knox Road, Wellingborough, Northamptonshire. NN8 1HW

Move Prop Lettings are pleased to offer to let this two bedroom mid terrace family home. Having recently undergone refurbishment to include a new kitchen and new decoration throughout. Available to move-in from the 4th October and with a deposit of £975.00. In brief the property comprises: Entrance hall, living room, office/playroom and a modern family bathroom. There are stairs leading to the first floor and to the lower ground floor. To the lower floor comprises a kitchen/dining room with door onto the garden (brand new kitchen). The first floor comprises; landing and two good size bedrooms. Well located and in the heart of the town centre (all local amenities are on your doorstep) Train station is a approx 20 mins walk and the council tax is band is B. Additional benefits include: Easy maintenance rear garden, UPVC double glazing and gas central heating. A holding deposit of £200.00 (equivalent to approx one weeks rent) is payable by the applicants to secure the property. If the application is successful the holding deposit will be deducted from the first months rent.



£975 pcm

## PROPERTY DESCRIPTION

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## FEATURES

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- TWO BEDROOMS
- NEW KITCHEN
- REAR GARDEN
- OFFICE / PLAY ROOM
- UPVC DOUBLE GLAZING
- MODERN BATHROOM



## ROOM DESCRIPTIONS

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ENTRANCE HALL  
LIVING ROOM  
PLAYROOM / OFFICE  
FAMILY BATHROOM  
LOWER GROUND FLOOR  
KITCHEN DINING ROOM  
FIRST FLOOR LANDING  
BEDROOM 1  
BEDROOM 2  
REAR GARDEN

### 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



**Move Prop Lettings**

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