

www.smartamove.co.uk

SMART **A**MOVE

SALES & LETTINGS AGENT • HMO SPECIALISTS



Merlin Road, Corby NN17 5FQ
£875 PCM



Call 01933 423 983

www.smartamove.co.uk



Like us on
Facebook

Merlin Road, Corby NN17 5FQ

Merlin Road, Priors Hall Park, Weldon, NN17 5FQ

This highly desirable modern one bedroom house with parking. The property is situated within the attractive Priors Hall Park development, on the outskirts of Weldon. Local amenities include a primary school, Nursery School, shops, parks and walks on the doorstep, various local transport links.

Accommodation comprises of: Entrance directly into lounge/kitchen combined, modern fitted kitchen including oven, hob and extractor, Ground floor WC.

Stairs leading to master bedroom with fitted wardrobes & en-suite with bath and shower over.

Gas radiator central heating & UPVC double glazing

Parking is available for one car, various additional on-road parking is available. This is a modern property (built in 2017) on a very well-maintained new build site on the outskirts of Corby.

Available End of July
Rent £875.00 per month
Deposit £1,009
Weeks rent in advance to secure property £201.92

Applicants must have a good credit history, no CJJS, Bankruptcy or IVA. Applicants we be required to have an annual income in excess of £28,000 to pass the affordability / reference checks (this can be combined between applicants)

Please note we are advertising on behalf of an independent landlord and all enquires will be forwarded onto them.



Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
Very energy efficient - lower running costs	89	Very environmentally friendly - lower CO ₂ emissions	
A 92-100		A 20-23	
B 81-91		B 24-27	
C 69-80		C 28-31	
D 55-68		D 32-35	
E 40-54		E 36-39	
F 21-39		F 40-43	
G 1-20		G 44-47	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

SmartaMove Ltd, 4 Burystead Place, Wellingborough, Northants, NN8 1AH

tel: 01933 423 983

email: info@smartamove.co.uk