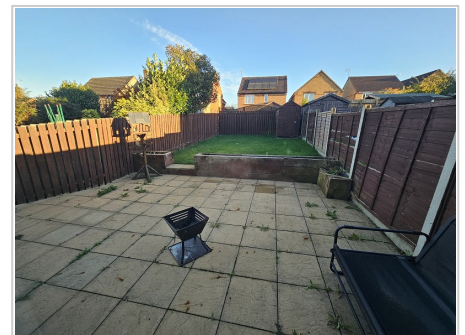


4 Touraine Close  
New Duston  
Northampton  
Northamptonshire.  
NN5 6SA

£1,050 Monthly \*



- AVAILABLE EARLY FEBRUARY 2026
- TWO BEDROOMS
- OFF ROAD PARKING
- IMMACULATE INTERNAL ORDER
- SOUGHT AFTER CUL-DE-SAC LOCATION
- DOUBLE GLAZED WINDOWS
- GAS RADIATOR HEATING
- VIEWING ESSENTIAL

Ref: PRA11622

## Viewing Instructions: Strictly By Appointment Only

### General Description

**\*\*IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON \*\***

**\*\* AVAILABLE FEBRUARY 2026 \*\* OFF ROAD PARKING \*\* TWO BEDROOMS \*\*** We are delighted to offer for rent this superb two bedroom home set on a quiet cul-de-sac in the sought after Alsace Park estate in Duston. The property benefits from being offered in immaculate internal order. Early viewing is advised to avoid disappointment.

Rent £1050.00

Deposit £1050.00

Weeks rent in advance to secure the property £242.00

Council Tax Band: B

Please note: In order to apply to rent this property applicants must have a good credit score (no CCJ'S, bankruptcy, IVA) Annual income must be in excess of £31,500.00 (combined income) in order to meet the affordability as set by the credit referencing agency.

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## Accommodation

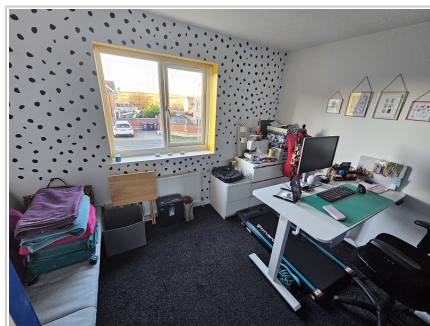
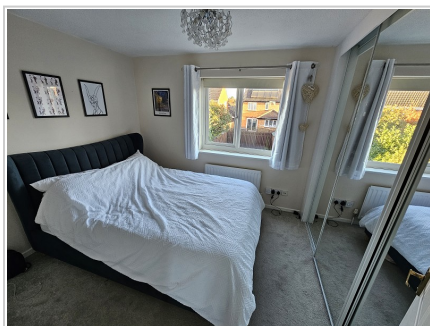
### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

### Council Tax

Band A



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.*

*Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*