07500 220715 / 07557 731755
www.boswellliving.co.uk
hello@boswellliving.co.uk

43 LEA ROAD, NORTHAMPTON, NN1 4PE

- Beautiful design led home
- Spacious bedrooms designed for peaceful study
- Cosy communal area to socialise
- Excellent customer service
- Ideal location for UoN and nightlife
- Bills included with fair usage allowance
- 4 double bedrooms
- Living room with smart TV
- Modern kitchen with appliances
- Modern bathroom with bath
- Garden
- Video tour and more photos? QR code below











Love it? What now?

1. You, let us know and complete an application form on our website
2. You, pay your holding deposit via our website or bank transfer
3. We, review applications and confirm if we can proceed with your group
4. We, issue deeds of guarantee to your UK based guarantor for signature
5. We, issue tenancy documents to you
6. You, review tenancy documents and sign
7. Countdown and move in!

What needs to be paid?

1. Holding Deposit: £100 per person with your application. This is deducted from your first rental instalment.
2. Security Deposit: £400 per person on the first date of the tenancy. This is returned at the end of the tenancy if all tenancy obligations have been met.
3. Rent: due monthly as per the table below and can be paid termly if desired. We offer a 25% discount in July and August 2027 if you're not living in the house which is deducted from the June 2028 rent payment. You can live in the house in July and August, but the discount will not be offered.

	Weekly	Monthly
Room 1	£164.00	£710.67
Room 2	£169.00	£732.33
Room 3	£164.00	£710.67
Room 4	£159.00	£689.00

The small print…

1. *The tenancy will be from 6th July 2027*
2. *Once you have signed tenancy documents, you are legally bound to pay rent for the entire period*
3. *You will require a UK based guarantor; somebody who is credit worthy and would pay your rent in the event that you do not*
4. *The tenancy is joint and several, meaning you are all equally responsible for the tenancy terms, conditions and rent*





