



**Samwell Lane**  
Upton, Northampton

**oriordanbond**  
SALES & LETTINGS



# Samwell Lane

Upton  
NN5 4DB

£1,200 PCM

Available immediately is this recently refurbished two bedroom DETACHED coach house. Located in a private gated area within the popular residential area of Upton, the property is set within close proximity to local schools and shops along with all the amenities at Sixfields Leisure Park. The accommodation comprises entrance hall, sitting room with Juliette balcony, large modern fitted kitchen, two double bedrooms and a three-piece bathroom suite. Benefits include gas radiator heating, double glazing and two allocated parking spaces.

## Tenancy Information

- Deposit: £1,384.00 (1 Week Holding Deposit - £276.00)
- Smokers: Not Allowed
- Unfurnished
- Length of Tenancy: Long Term
- Available: Now

## Additional information

- Council Tax Band: C
- Energy Efficiency Rating: C

## Viewing

Viewing strictly by appointment – details below

## Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

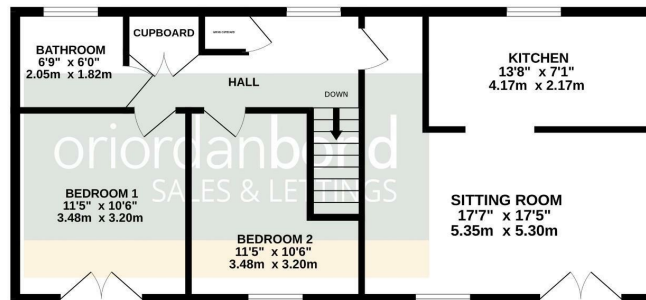
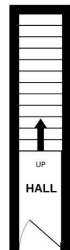
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DATEPLOT (1/2020)  
BY: 10/1/2020 10:10:10

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BY: 10/1/2020 10:10:10



TOTAL FLOOR AREA : 715 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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