



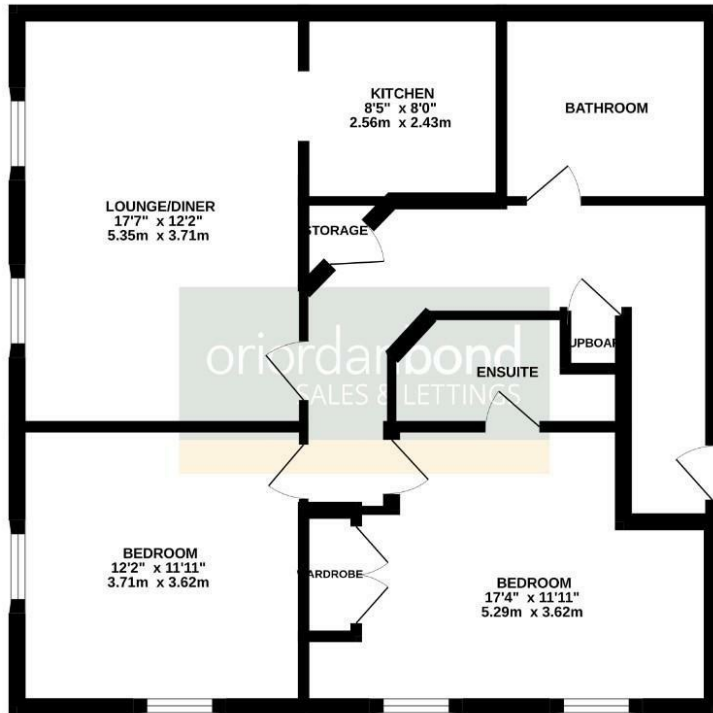
# Black Cat Street

Upton, Northampton

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas 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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## Black Cat Street

Upton

NN5 4EF

PRICE £169,995

Offering stunning views over Upton Country Park, this two bedroom apartment is a must see for first time buyers. Located within the desirable area of Upton, set within close proximity to local schools, shops, and all the amenities at Sixfields Leisure Park, the property is set on the first floor within the block.

Accommodation comprises entrance hall, sitting/dining room, kitchen, two double bedrooms with the master benefitting from fitted wardrobes and an en-suite and a large family bathroom. Benefits include gas radiator heating, double glazing, ample storage, one allocated parking space and a secure intercom entry system. (B/869/-)

Leasehold information: Length of Lease - 105 years (as of 2026) / Ground Rent - £150 per annum / Service Charge - £1750 per annum

### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: B

### 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.

O’Riordan Bond Duston Sales

01604 589007

duston@oriordanbond.co.uk

