

**17 Conquerors Way
Upton
NORTHAMPTON
NN5 4WZ
£190,000**



- **GROUND FLOOR**
- **TWO BEDROOMS**
- **TWO ALLOCATED PARKING SPACES**
- **LONG LEASE**
- **KITCHEN/DINER**

- **WELL PRESENTED**
- **GOOD ACCESS TO M1**
- **CLOSE TO LOCAL AMENITIES**
- **COUNTRY PARK**
- **ENERGY EFFECIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Built in 2022 and situated within a modern development in Upton, this well presented ground floor apartment offers well proportioned accommodation throughout and benefits from two allocated parking spaces, one of which is covered. The property comprises an entrance hall, open plan lounge/diner and kitchen, two double bedrooms and a modern bathroom. The apartment is ideally located for access to local amenities, parks, major road links and Northampton train station.

Ground Floor

Entrance Hall

Entrance door leading into the hallway with a large storage cupboard, video intercom entry system.

Open Plan Kitchen/Lounge/Diner

21'6" x 10'0" (6.56 x 3.05)

Lounge

A spacious open plan living area with windows to the front and side aspects providing plenty of natural light. There is ample space for lounge and dining furniture.

Kitchen/Diner

The kitchen is fitted with a range of modern wall and base level units with work surfaces over and integrated Siemens appliances including dishwasher, washer dryer and fridge freezer. There is an electric hob with extractor hood and a Baxi combination boiler.

Bedroom One

13'10" x 9'0" (4.22 x 2.75)

A good sized double bedroom with a window to the rear aspect and a large built in wardrobe.

Bedroom Two

13'2" x 7'7" (4.02 x 2.32)

A further good sized double bedroom.

Bathroom

Fitted with a modern white suite comprising panelled bath, large shower cubicle with rain shower, wash hand basin and WC. Tiled flooring and contemporary fittings.

Externally

Parking

The property benefits from two allocated off road parking spaces, one of which is covered.

Agents Notes

West Northamptonshire Council

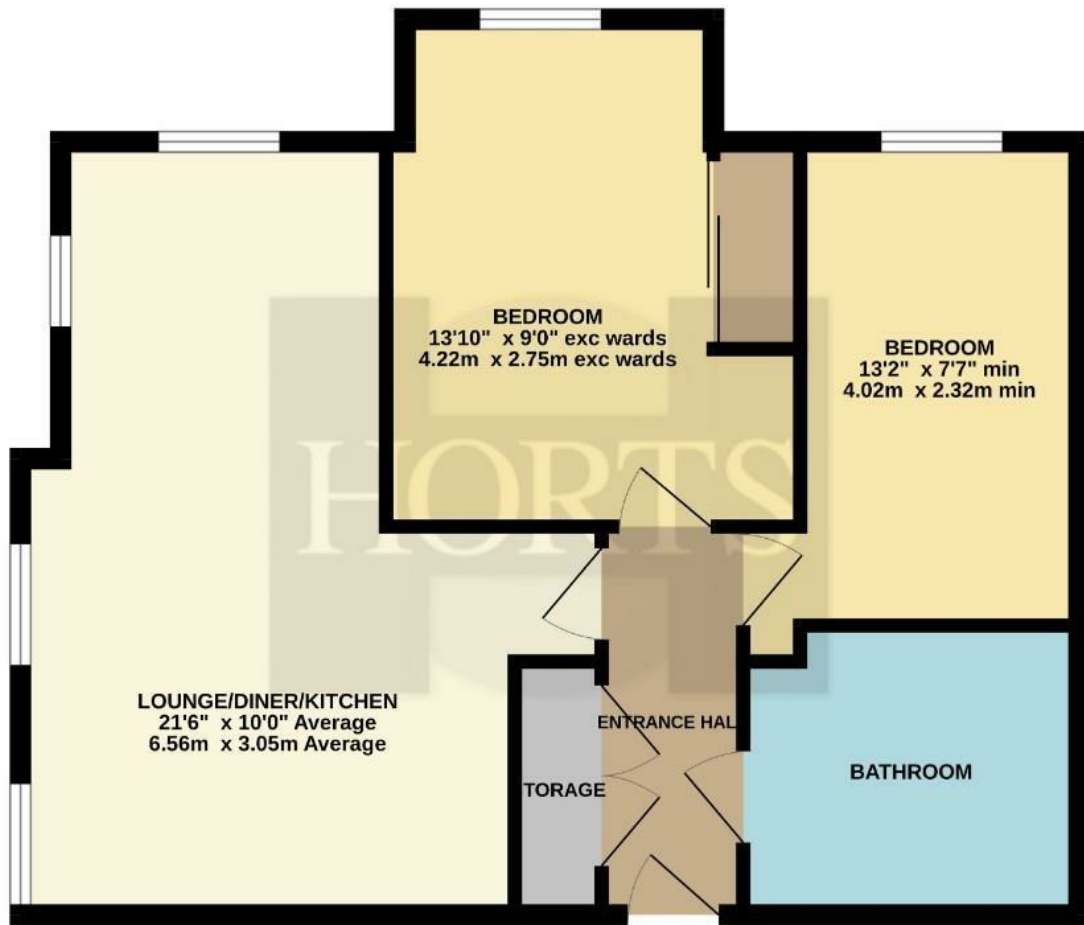
Council Tax Band: C

Lease: 999 years with 995 years remaining

Service Charges and Ground Rent: £191 pcm



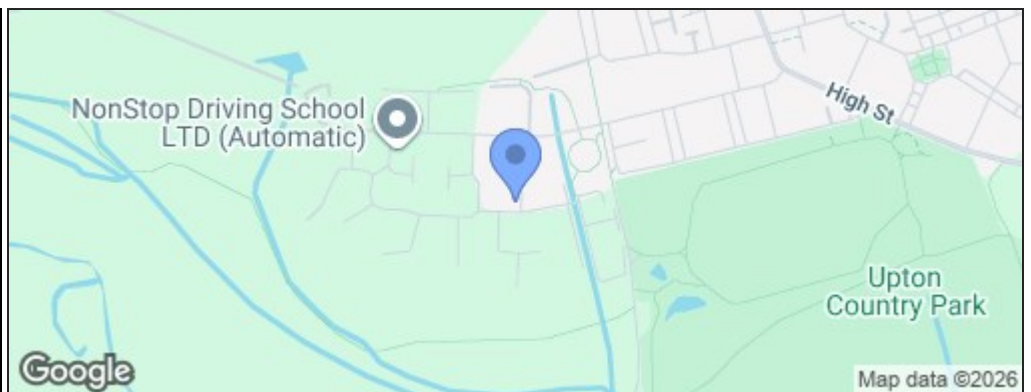
GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.