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Black Cat Drive, Upton
Northampton
Northamptonshire, NN5 4EA
£205,000 - Offers Over Apartment



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**Platinum Trusted
Service Award**

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over the past year

feefo

Department: Sales

Tenure: Leasehold



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A BRIGHT AND SPACIOUS THREE-BEDROOM FIRST-FLOOR APARTMENT OFFERING GENEROUS LIVING SPACE AND A MODERN LAYOUT, PERFECTLY SUITED FOR FIRST TIME BUYERS OR INVESTORS.

FIRST FLOOR

- LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE





THE PROPERTY

A bright and spacious three-bedroom first-floor apartment offering generous living space and a modern layout, perfectly suited for first time buyers or investors. The residence boasts a large sitting/dining room that flows comfortably and three well-proportioned bedrooms. The master bedroom benefiting from an en-suite, complemented by a separate family bathroom. Gas radiator heating and uPVC double-glazed windows ensure warmth and efficiency throughout.

Externally, the property includes an allocated parking spaces, a real convenience and rare find in such developments. The location is ideal: the apartment sits within the popular Upton area, just a short stroll from the peaceful green open spaces of Upton Country Park, offering both recreational options and easy access to local amenities.



In all, this home represents a well-balanced blend of comfort, convenience, and practical amenities. Its generous size, thoughtful layout, and parking make it a strong contender for city commuters, first-time buyers, or as a buy-to-let. Early viewings are highly recommended to appreciate the space and potential this home offers.

EPC Rating: C. Council Tax Band: E.

LEASEHOLD INFORMATION

We have been advised of the following: -

Service Charge - 1850 PA

Review Date - TBC

Ground Rent: £150 PA

Length of Lease: 125 years as of the 2025.



MATERIAL INFORMATION

Type	Apartment
Age/Era	Ask Agent
Tenure	Leasehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Allocated
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, Has flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Restrictions, Private right of way, public right of way
Rights and Easements	Ask Agent

LOCATION

Upton is a new and ongoing development adjacent to Duston on the western outskirts of Northampton town centre less than 2 miles from M1 J15a. Renowned locally for receiving personal design and layout input from Prince Charles and The Princes Foundation, this eco-friendly development has since been visited by him on more than one occasion. Once fully completed this urban area will also have a convenience store, public house, café/restaurant, children's day nursery and office space. Across the A45 from Upton, Sixfields retail and leisure park which offers cinema, restaurants, ten pin bowling and gymnasium facilities is also home to Northampton Town Football Club 'The Cobblers' whose stadium was completed in 1994 following a move from the County Ground in the Abington district of Northampton and offers conference and athletics facilities.

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

