



**48 High Street**  
Upton, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## 48 High Street

Upton  
NN5 4EH

OFFERS OVER  
£200,000

A spacious three bedroom penthouse apartment with fantastic views across Upton Park. The property is offered in excellent condition and benefits from gas radiator heating and uPVC double glazing.

Accommodation includes communal entrance, entrance hall, open plan living area to include sitting area with Juliette balcony, dining area and fitted kitchen all with views across the park. There is a main bedroom with en-suite shower room, two further bedrooms and main bathroom. Outside is secure allocated parking to the rear. Upton Park is just over the road. There is a local shop very close by and a further range of shops all within walking distance. Also within walking distance is Sixfields Shopping and Leisure Park with restaurants, bowling alley and cinema. Upton Park opens onto parkland which in turn leads to open countryside. (A/865/-)

Leasehold Information: Lease Remaining - 110 years (as of 2024) / Ground Rent - £200 per annum / Service Charge - £2235 per annum

### Additional information

- Council Tax Band: D
- 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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