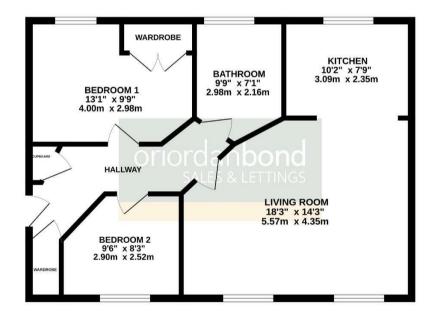








## GROUND FLOOR 667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx. thistie every attempt has been made to ensure the accuracy of the Boopten contained from, measurements of doors, vendoors, considered from the accuracy of the Boopten contained from the service of the service opective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given.

# **Black Cat Street**

Upton

NN5 4EF

PRICE £170,000

A must see for first time buyers is this well presented two bedroom apartment. Located within the ever popular area of Upton, within close proximity to Upton Country Park along with a wealth of other amenities, the property is set on the second floor in the block.

Accommodation comprises entrance hall, sitting/dining room, kitchen, two double bedrooms and a bathroom. The property also benefits from one allocated parking space within a secure gated area, gas radiator heating, double glazing and a secure intercom entry system. (B/667/-)

Leasehold information: Length of Lease - 106 years (as of 2025) / Ground Rent - £250 per annum / Service Charge - £1550 per annum (£129 per month)

#### Additional information

- Council Tax Band: C
- · 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

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