



**Connells**

Ashby Wood Drive  
Upton Northampton



## Property Description

Connells Estate Agents are delighted to present this two bedroom apartment situated within the popular location of Upton.

Upton is a development on the western outskirts of Northampton town centre less than 2 miles from M1 J15a. 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'.

Accommodation comprises; entrance hall, generous sized lounge diner, kitchen, two bedrooms and bathroom.

Externally; allocated parking space within a secure gated area.

## Entrance Hall

Enter via double glazed door to the front aspect. Storage cupboard. Intercom. Wall mounted radiator.

## Lounge

13' 2" x 13' 5" ( 4.01m x 4.09m )

Double glazed window to the front aspect. Wall mounted radiator. Television point. Thermostat.

## Kitchen

15' 2" x 13' 5" ( 4.62m x 4.09m )

Wall and base units. Worksurfaces. Sink and drainer unit. Built in oven with electric hob and hood over. Integrated washing machine, dishwasher and under counter fridge-freezer. Double glazed window to the front aspect.

## Bedroom One

10' 4" max x 13' 5" max ( 3.15m max x 4.09m max )

Double glazed window to the rear aspect. Wall mounted radiator. Television point. Built in wardrobes.

## Bedroom Two

13' 6" x 7' 9" ( 4.11m x 2.36m )

Double glazed window to the rear aspect. Television point. Wall mounted radiator.

## Bathroom

Bath with shower over, wash hand basin and low level WC. Wall mounted radiator. Shaver point. Towel rail. Extractor fan.

## Outside

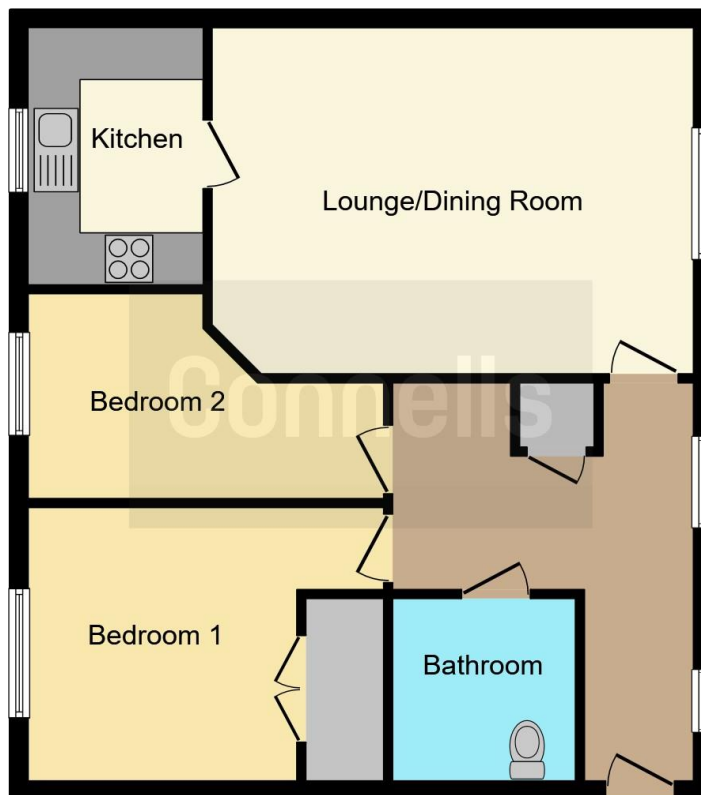
## Parking

Gated parking - allocated space.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT413103](https://www.connells.co.uk/Property/NHT413103)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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