

Property details **approval form**

Flat 3 17 Conquerors Way, Upton, NORTHAMPTON, Northamptonshire, England, NN5 4WZ

Date: 31 March 2025

Property Ref and Version: NHT413918 - 0002

Not for marketing purposes **INTERNAL USE ONLY**

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£230,000

Tenure: Leasehold

○ Key Features

- > Energy Rating: B
- > Two Double Bedrooms
- > Apartment
- > Ground Floor
- > Open Plan Living/Diner and Kitchen
- > ****Stunning Views****: The property overlooks Upton Country Park, allowing you to enjoy beautiful nature scenery right from your living area.
- > Excellent Transport Links
- > Two Allocated Parking Spaces

○ Short Description

Located in proximity to local schools and the vibrant Sixfields Leisure Park, which boasts a variety of restaurants, pubs, and bowling options, this property is well-positioned for both relaxation and entertainment. Additionally, with excellent access to the M1 motorway

○ Long Description

Connells are pleased to present to you a fantastic opportunity to acquire a lovely ground floor two-bedroom apartment situated in a prime location overlooking Upton Country Park.

This spacious apartment features two generous double bedrooms, ideal for both couples and small families. The open-plan living and dining area seamlessly connects with the modern kitchen, creating a welcoming space for entertaining or simply relaxing at home. The family bathroom is well-appointed, complete with both a shower cubicle and a separate bathtub to cater to all your needs.

2 allocated parking spaces is one could be covered (Car barn) which could be used for addition outdoor storage.

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Hybrid of city and country living given the immediate proximity to the Upton Country park& also located conveniently next to local amenities, you'll find excellent schools within close proximity, along with the vibrant Sixfields Leisure Park that offers a variety of restaurants, pubs, and bowling alleys, perfect for leisurely outings. Moreover, you'll appreciate the great access to the M1 motorway and the short distance to Northampton Town Centre, making this property an ideal choice for commuters.

○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

Enter via wooden fire door. Storage cupboard. Intercom. Wall mounted radiator.

Open Plan

Lounge / Kitchen / Dining

15' 7" x 21' 7" (4.75m x 6.58m)

Three double glazed windows to the side aspect. Double glazed window to the rear aspect. Wall and base units. Sink and drainer unit. Integrated fridge-freezer, washer/dryer and dishwasher. Induction hob with hood over. TV and BT points. Two wall mounted radiators.

Bedroom One

14' 5" x 11' 1" (4.39m x 3.38m)

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

Bedroom Two

9' 1" x 14' 5" (2.77m x 4.39m)

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

Bathroom

Shower cubicle, bath, wash hand basin and low level WC. Towel rail radiator.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details

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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

| Signature | | Date |
|--------------|--|------|
| Lee Steele | | |
| Mr D. Watson | | |