



**Connells**

Conquerors Way  
Upton Northampton



### Property Description

Discover modern living at its finest in this stunning ground-floor apartment, perfectly situated in Upton Grange. Imagine being just moments away from the scenic beauty of Upton Country Park, offering a tranquil escape whenever you desire. Yet, you're also within easy reach of local shops, restaurants, and a wealth of amenities right on your doorstep. Commuting is a breeze with excellent access to the M1 motorway, the train station, and the vibrant Sixfields Retail Park.

This beautifully presented apartment boasts a spacious open-plan living/dining area, forming the heart of the home – ideal for both relaxing evenings and entertaining guests. The high ceilings add to the feeling of light and space. The stylish kitchen is equipped with integrated Siemens appliances, making cooking a joy. You'll find two generously sized double bedrooms, providing ample space for rest and relaxation. The modern family bathroom features both a luxurious bath and a separate double shower cubicle. Finally, enjoy the convenience of allocated parking, including a carport, providing secure off-street parking for two vehicles. Don't miss your chance to make this exceptional property your new home. Contact us today to arrange a viewing!



## Entrance Hall

Enter via fire door. Storage cupboard housing fuse board. Wall mounted radiator.

## Kitchen / Lounge / Diner

17' 8" max x 19' 6" max ( 5.38m max x 5.94m max )

Wall and base units. Worksurafces. Sink and drainer unit. Integrated dishwasher, fridge-freezer and washer-dryer. Electric hob with hood over. Two wall mounted radiators. Three double glazed windows to the rear aspect. Two USB charging points.

## Bedroom One

15' max x 9' 4" ( 4.57m max x 2.84m )

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

## Bedroom Two

17' 4" max x 8' 6" ( 5.28m max x 2.59m )

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

## Bathroom

Bath, shower cubicle, wash hand basin and low level WC. Towel rail.

## Parking

Two allocated parking spaces.

## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.









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](http://www.focalagent.com)

To view this property please contact Connells on

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6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: B

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 1096.80

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT414196](http://connells.co.uk/Property/NHT414196)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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