



HOWKINS &  
HARRISON

**22 The Square, Upton, Northampton, NN5 4EZ**

Guide Price £180,000

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NN5 4EZ

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An immaculately presented top floor apartment with two double bedrooms and balcony overlooking The Square.

## Accommodation

The apartment is entered through a secured communal front door with stairs rising to the second floor where the apartment can be found.

The hall has a cloaks cupboard and airing cupboard where the megaflow water cylinder is located. The lounge/kitchen enjoys a balcony and aspect over The Square and comes with a range of high gloss fronted kitchen cabinets, working surfaces incorporating a sink unit, gas hob, oven, fridge/freezer, washing machine and dishwasher. There are two double bedrooms with the master having built in wardrobes and bathroom suite comprising of a bath with shower over, wc and vanity wash hand basin.

## Outside

There is allocated secure parking for one vehicle.

## Lease Details

114 years remaining  
Service charge £154.97 per month

## Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

## Fixtures and Fittings

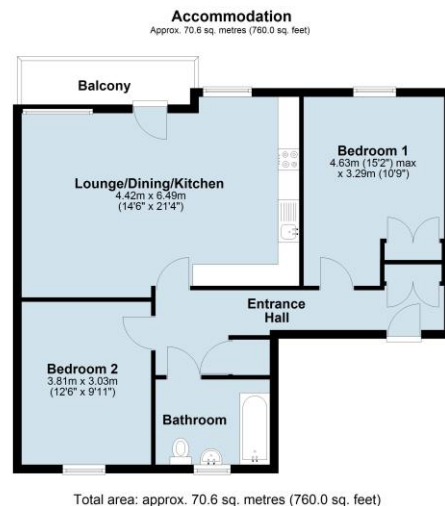
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council - Tel:0300-1267000.  
Council Tax Band- C



EPC - TBC

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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