



**Connells**

James Close  
Upton Northampton



### Property Description

Are you looking for a stress-free move into a home that still feels brand new? Constructed in 2022 by the highly regarded Morris Homes, this immaculate first-floor apartment offers the perfect blend of contemporary style and functional living. With the remainder of the NHBC warranty, this is the ultimate "move-in ready" opportunity for first-time buyers or busy working professionals.

Step inside to discover a bright and airy open-plan living and kitchen area which is the heart of the home. The high-spec kitchen comes fully equipped with premium integrated appliances, perfect for those who love to cook or entertain. The property boasts two spacious double bedrooms, providing excellent flexibility for a home office setup if needed. The accommodation is completed by a luxurious, four-piece family bathroom suite.

The Lifestyle Located in the heart of the sought-after Upton development, you are perfectly placed to enjoy the best of both worlds. For the commuter, the proximity to the M1 motorway ensures effortless travel. When it's time to switch off, the area is surrounded by beautiful green spaces and walking trails, offering a peaceful retreat after a long day at the office.



## Entrance Hallway

Double glazed window to front aspect. Intercom system. Storage cupboard. Radiator.

## Kitchen/ Lounge/ Diner

Two double glazed windows & double glazed bay window to side aspect. Fitted kitchen comprising wall and base units, with gas hob and hood over, sink and drainer, oven and integrated appliances. Tv point. 2 radiators.

## Bedroom 1

Double glazed Juliet balcony to front aspect. Radiator.

## Bedroom 2

Double glazed Juliet balcony to side aspect. Radiator.

## Bathroom

Four piece suite comprising paneled bath, glass shower cubicle, WC & hand wash basin. Radiator.

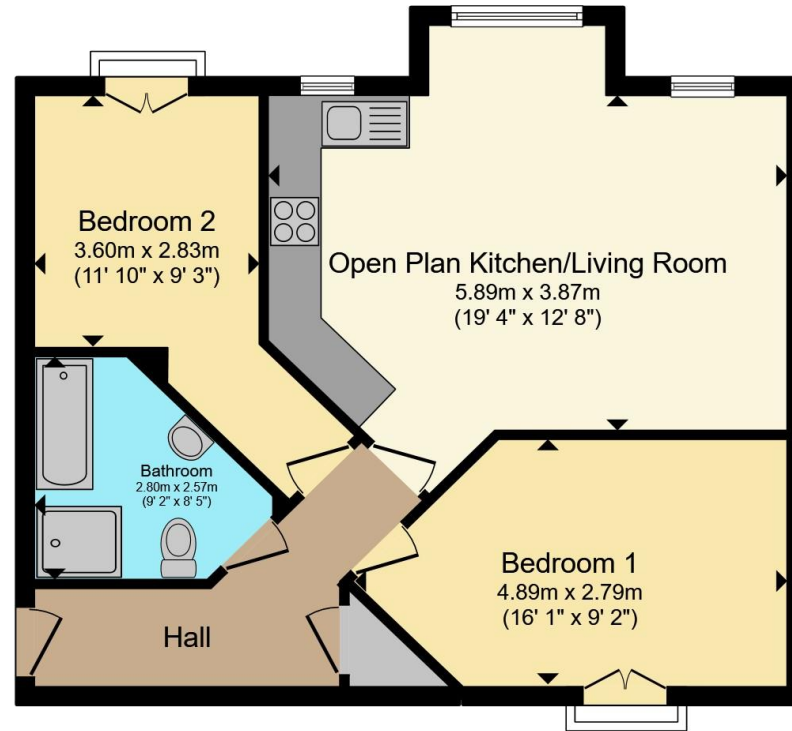
## Outside

Two allocated parking bays. Visitor parking.









Total floor area 59.2 m<sup>2</sup> (638 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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6 Wood Hill  
 NORTHAMPTON NN1 2DA

EPC Rating: B

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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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