

**15 Conquerors Way
Upton
NORTHAMPTON
NN5 4WU**

£200,000



- **GROUND FLOOR FLAT**
- **OPEN PLAN KITCHEN/LOUNGE/DINING ROOM**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: B**
- **TWO BEDROOMS**
- **GAS TO RADIATOR HEATING**
- **TWO PARKING SPACES**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this modern ground floor apartment located on Conquerors Way in the charming area of Upton, Northampton. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

As you enter, you will be greeted by a generous reception room that offers ample space for relaxation and entertaining. The layout is designed to maximise light and comfort, creating a warm and inviting atmosphere. The apartment features a contemporary bathroom, ensuring convenience and style for your daily routines.

One of the standout features of this property is the parking availability, with space for two vehicles, including a carport. This is a rare find in modern apartments and adds to the overall appeal of the home.

Situated in a desirable location, this apartment is perfect for those who appreciate the benefits of modern living while being close to local amenities and transport links. The spacious rooms provide flexibility for your lifestyle, whether you wish to create a home office, a guest room, or simply enjoy the extra space.

In summary, this modern apartment on Conquerors Way offers a wonderful opportunity for comfortable living in a sought-after area. With its spacious layout, convenient parking, and contemporary design, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

Ground Floor

Communal Entrance

Stairs leading to all floors, door to:

Apartment Entrance

Vinyl flooring, radiator, built in storage cupboard, UPVC double glazed window to front, doors to:

Open Plan Lounge/Kitchen/Dining Room

19'7" x 15'7" into bay window (5.99 x 4.75 into bay window)

Vinyl flooring, radiator, UPVC double glazed window to rear, bay window to rear.

Kitchen

Modern fitted kitchen comprising sink unit with base cupboards under, a range of floor standing cupboards with work tops above, eye level cupboards, fitted integral washing machine, dishwasher and fridge/freezer, electric hob with extractor fan above, electric oven.

Bedroom One

16'2" x 9'4" (4.94 x 2.85)

Radiator, UPVC double glazed window to front.

Bedroom Two

8'6" x 8'8" (2.60 x 2.65)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising double shower cubicle with shower unit above, separate bath unit, hand wash basin, low level WC, heated towel rail, tiled splash areas.

Externally

Communal Gardens

Mainly laid to lawn, flower and shrub borders.

Car Port

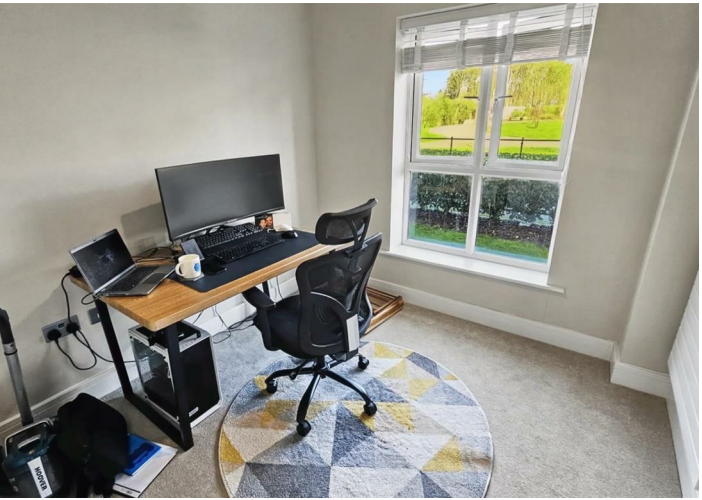
Single space for parking with further space behind.

Agents Notes

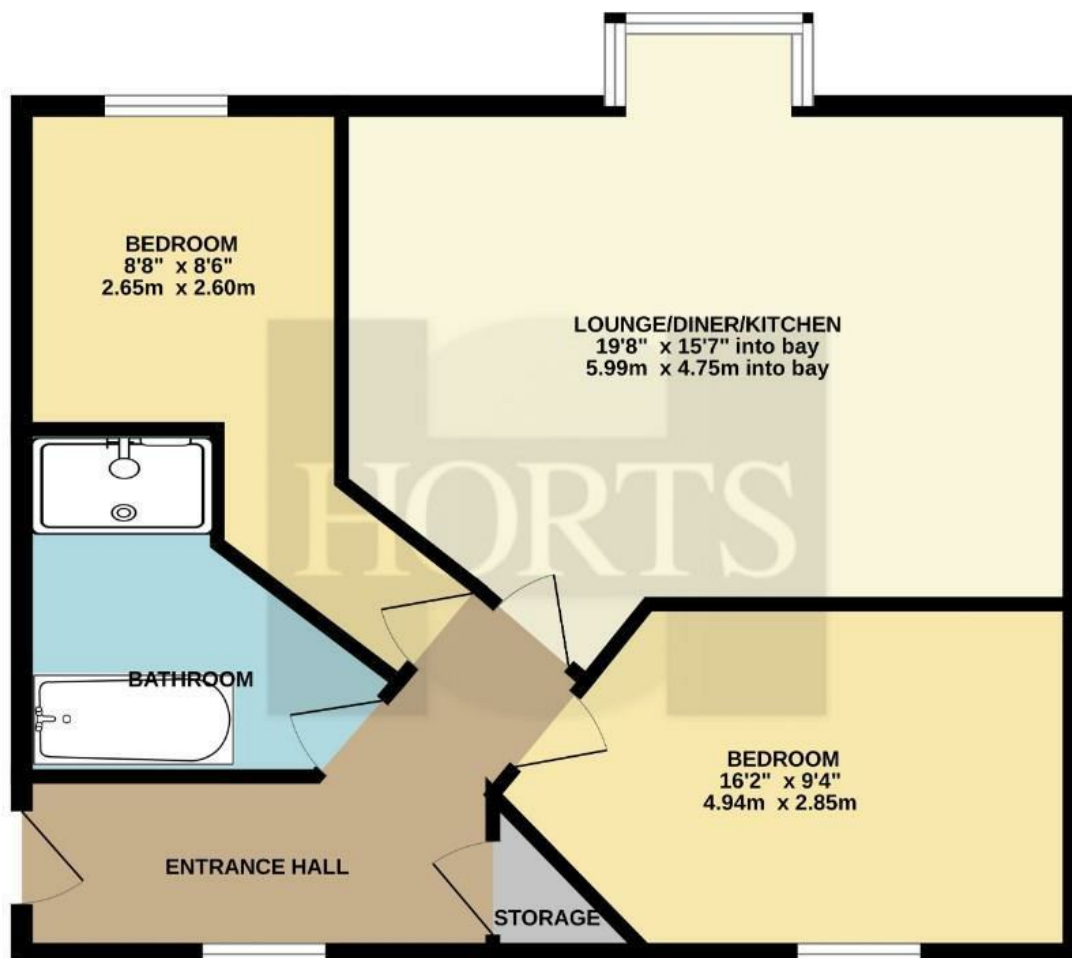
Council Tax Band: C

Lease: 999 years with 995 years remaining

Service Charges and Ground Rent: £191 pcm



GROUND FLOOR 652 sq.ft. (60.6 sq.m.) approx.



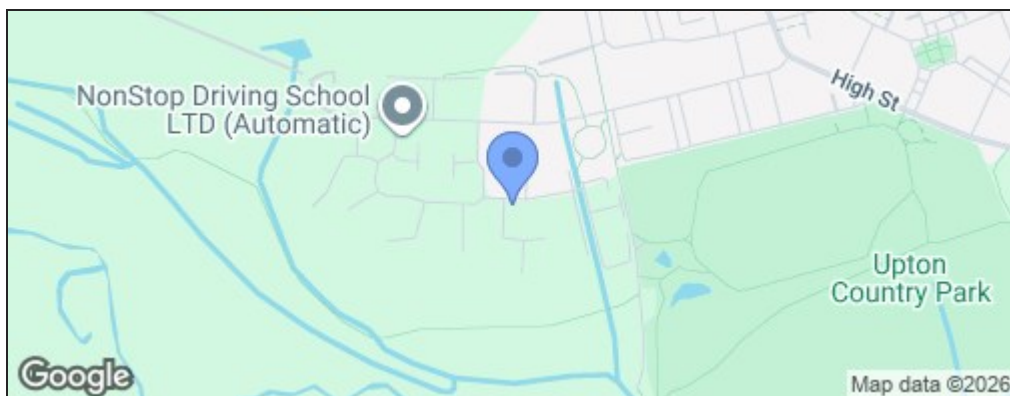
TOTAL FLOOR AREA: 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.