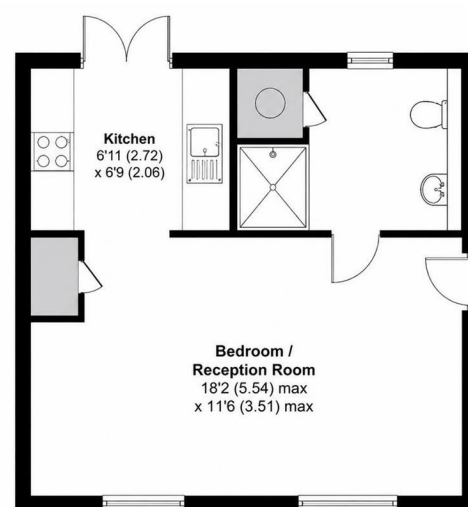


122 Knot Tiers Drive, Upton, Northampton, NN5 4AY



GROUND FLOOR

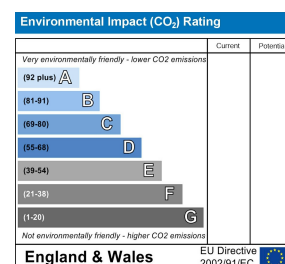
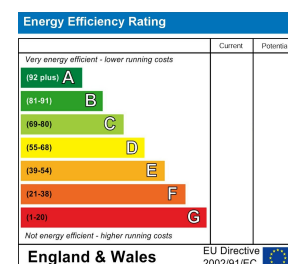
For illustration purposes only - not to scale



£110,000 Leasehold

An excellent opportunity for first-time buyers and investors alike to acquire a ground-floor studio apartment in the popular Upton area of Northampton. Offered with vacant possession, the property has an established rental history, having successfully generated £8,400 per annum over a six-year period, with scope, in our opinion, for the rent to potentially increase to around £850 pcm. Extending to approximately 344 sq ft, the accommodation is well arranged and benefits from windows to both the front and rear elevations. The property includes a kitchen, lounge/bedroom and shower room, with access from the kitchen and a side gate to a rear courtyard garden.

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ACCOMMODATION

GROUND FLOOR

LOUNGE/BEDROOM

18'02 x 11'07

Entered via a composite front door, this well-presented living space enjoys excellent natural light from windows and a floor-to-ceiling glazed door and window to the front elevation. The room is carpeted and benefits from TV and telephone points, together with access to a useful storage cupboard. The room opens to:-



KITCHEN

9'01 x 6'09

A well-appointed kitchen fitted with a range of floor and wall-mounted cabinets, complemented by under-unit lighting, composite worktops and matching upstands. Integrated appliances include a stainless steel sink and drainer, four-ring gas hob with extractor over, oven below and fridge, with further space for a washing machine. The room also provides access to the Logic+ combi boiler and doors opening out to the rear garden.



BATHROOM

6'07 x 6'09

A well-appointed shower room fitted with a suite comprising a large shower cubicle, low-level WC and hand wash basin. The room also benefits from a useful storage cupboard, a rear-facing window providing natural light, part-tiled walls and a tiled floor.



OUTSIDE

GARDEN

The property enjoys an attractive approach via a paved pathway, bordered by a cast iron fence. A pedestrian gate provides convenient access through to the rear courtyard garden.



SERVICES

Mains services are connected. (none have been tested)



COUNCIL TAX

West Northamptonshire Council - Band A

LOCAL AMENITIES

The Upton area has retail shops, schools, children play area and Upton Country Park. The property is situated within walking distance from Sixfields Leisure Area which provides Cinema, Restaurants, Fitness Centre, Sainsburys Supermarket and other Retail Outlets. With good public transport links, Motorway access to M1 and situated 3 miles from Northampton town centre and 4 miles from Northampton train station.



HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A4500 continuing through St James passing Northampton Saints Rugby ground and heading towards Sixfields. Proceed over the three roundabouts and continue along the A4500 Weedon Road towards Harpole. Take the first left at the traffic lights into High Street, Upton. Proceed over both roundabouts taking the next exit on the left onto The Square, continue around the corner where the property can be found on the left-hand side.

For further information on viewing call 01604 230222