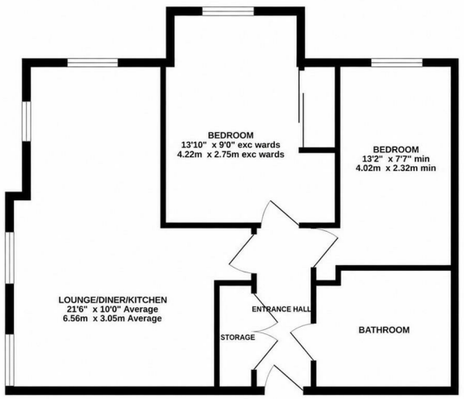


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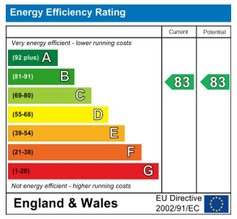


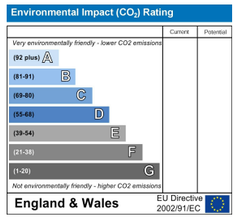


9 Westleigh Office Park, Northampton, NN3 6BW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

# Flat 3, 17 Conquerors Way, Upton, Northampton, NN5 4WZ

## £180,000 Leasehold

Situated within a popular development in Upton, this well-presented ground floor apartment offers comfortable and contemporary living, making it an excellent choice for first-time buyers, investors or those looking for a convenient home in a well-connected location.

The accommodation comprises an entrance hall, open-plan living/dining kitchen, two generously proportioned double bedrooms and a modern bathroom. Externally, the property benefits from two allocated off-road parking spaces.

The apartment has approximately 995 years remaining on the lease, together with the benefit of six years remaining on the NHBC warranty. The property is also within Council Tax Band C and boasts an impressive EPC rating of B, offering good energy efficiency.

Both bedrooms are well-sized doubles, providing ample space for comfortable living. The surrounding area offers a range of local amenities and facilities, while excellent transport links provide easy access for commuters.

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## ACCOMODATION

### ENTRANCE HALL
Entrance door leading into the hallway with a large storage cupboard, video intercom entry system.

### LIVING/ DINING KITCHEN
21'6" x 10'

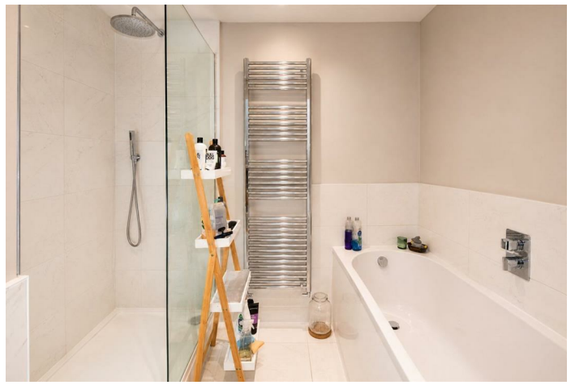
### LIVING AREA
A spacious open plan living area with windows to the front and side aspects providing plenty of natural light. There is ample space for lounge and dining furniture.

### KITCHEN
The kitchen is fitted with a range of modern wall and base level units with work surfaces over and integrated Siemens appliances including dishwasher, washer dryer and fridge freezer. There is an electric hob with extractor hood and a Baxi combination boiler.

### BEDROOM ONE
11'11 x 14'01"
Window to the rear aspect, central heating radiator and a large built in wardrobe.

### BEDROOM TWO
14'01" x 9'01"
Window to side, central heating radiator

### BATHROOM
Fitted with a modern white suite comprising panelled bath, large shower cubicle with rain shower, wash hand basin and WC. Tiled flooring and contemporary fittings.



### OUTSIDE
The property benefits from two allocated off road parking spaces, one of which is covered.

### LEASEHOLD INFORMATION
We are informed the lease was originally granted for 999 years with 995 years remaining and the service charges and ground rent: are currently £193 pcm

### SERVICES
Mains drainage, gas, water and electricity are connected.

### COUNCIL TAX
West Northamptonshire Council
Council Tax Band: C

### LOCAL AMENITIES
The Upton area has retail shops, a community centre, schools, a children's play area and Upton Country Park. The property is situated within walking distance from Sixfields Leisure Area, which provides a cinema, Restaurants, a fitness centre, a Sainsbury's Supermarket and other Retail Outlets. With good public transport links, Motorway access to M1 and situated 2.3 miles from Northampton town centre and 1.7 miles from Northampton train station.

### HOW TO GET THERE
From Northampton town centre, proceed in an easterly direction along the A4500, passing Northampton Train Station, heading towards St James. Continue in the left-hand lane along A4500 Weedon Road towards Sixfields. Upon entering the third roundabout, proceed over it onto the A405 towards Harpole. Take the first exit at the traffic lights onto High Street into Upton. Continue until eventually turning right onto Mill Pond Lane then left onto Upton Lane, right on West Street then left to Conqueros Way where the property can be found on the left-hand side.

For further information on viewing call 01604 230222