17 Conquerors Way
Upton
NORTHAMPTON
NN5 4WZ

£180,000

- GROUND FLOOR
- TWO BEDROOMS
- TWO ALLOCATED PARKING SPACES
- LONG LEASE
- KITCHEN/DINER
- WELL PRESENTED
- GOOD ACCESS TO M1
- CLOSE TO LOCAL AMENITIES
- COUNTRY PARK
- ENERGY EFFECIENCY RATING: TBC

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Built in 2022 and situated within a modern development in Upton, this well presented ground floor apartment offers well proportioned accommodation throughout and benefits from two allocated parking spaces, one of which is covered. The property comprises an entrance hall, open plan lounge/diner and kitchen, two double bedrooms and a modern bathroom. The apartment is ideally located for access to local amenities, parks, major road links and Northampton train station.

Ground Floor

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

Open Plan Kitchen/Lounge/Diner
21'6" x 10'0" (6.56 x 3.05)

Lounge
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/Diner
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
13'10" x 9'0" (4.22 x 2.75)
A good sized double bedroom with a window to the rear aspect and a large built in wardrobe.

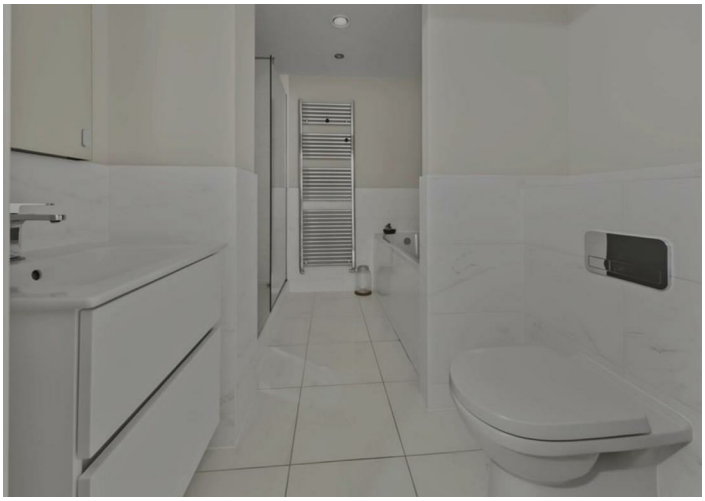
Bedroom Two
13'2" x 7'7" (4.02 x 2.32)
A further good sized double bedroom.

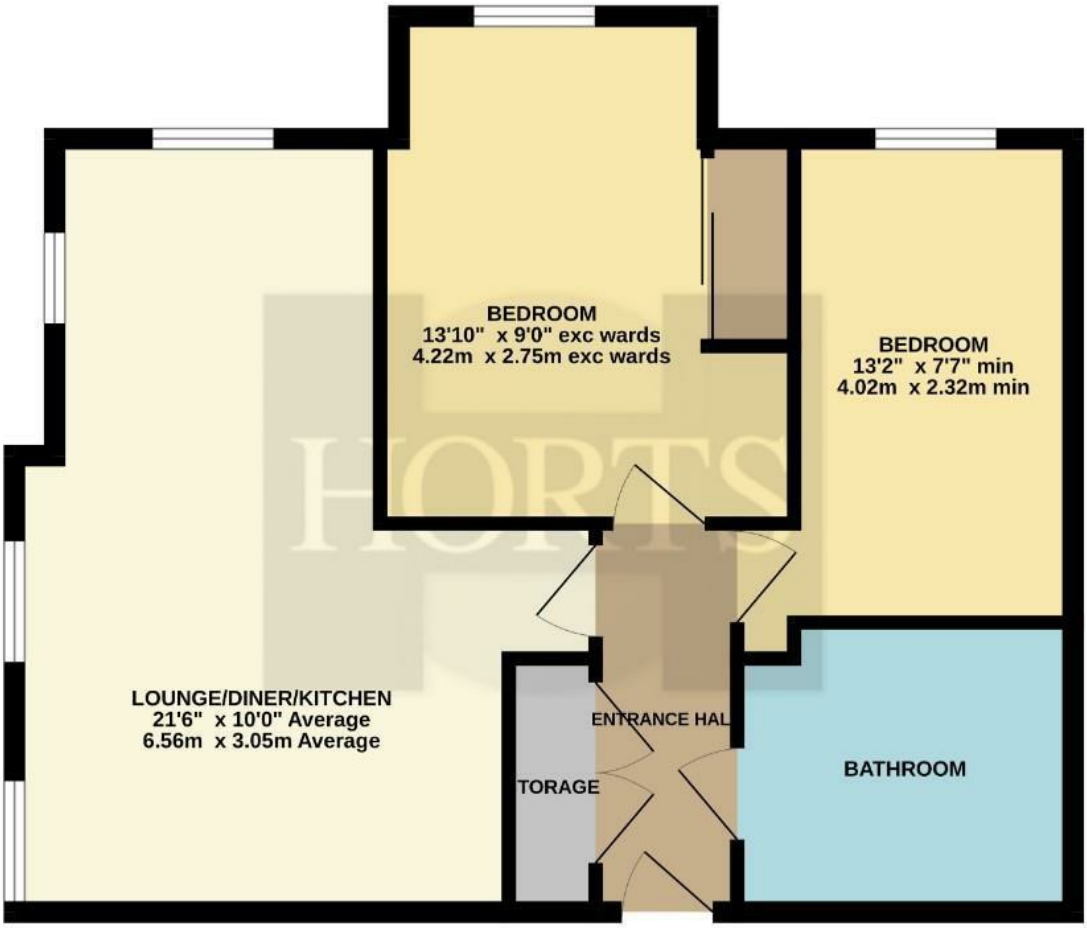
Bathroom
Fitted with a modern white suite comprising panelled bath, large shower cubicle with rain shower, wash hand basin and WC. Tiled flooring and contemporary fittings.

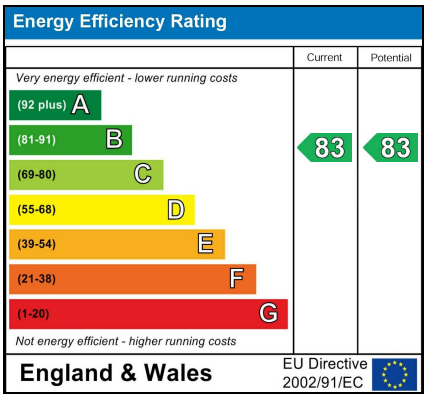
Externally

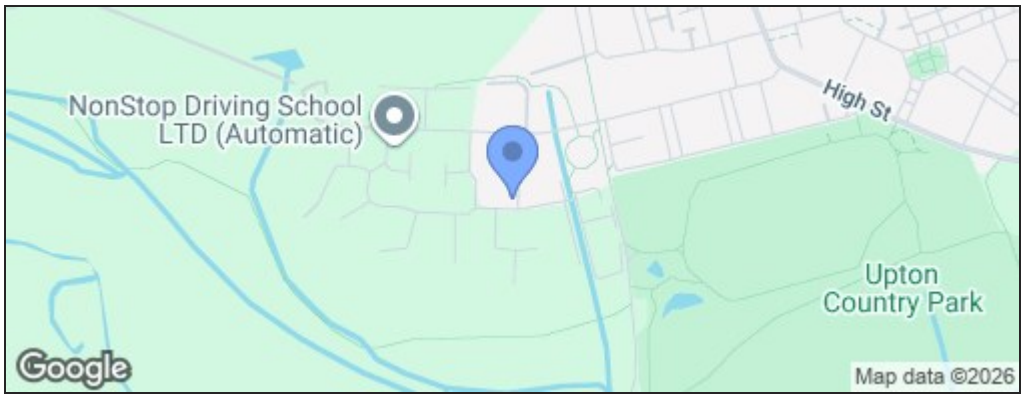
Parking
The property benefits from two allocated off road parking spaces, one of which is covered.

Agents Notes
West Northamptonshire Council
Council Tax Band: C
Lease: 999 years with 995 years remaining
Service Charges and Ground Rent: £191 pcm









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