



Connells

Conquerors Way
Upton Northampton



Property Description

A large, light-filled living/dining area forms the heart of the home, perfect for relaxing and entertaining. High ceilings throughout enhance the feeling of space, while ample natural light streams through the windows, creating a welcoming atmosphere.

The stylish, modern kitchen is well-equipped with integrated Siemens appliances, offering a sleek and functional space for cooking and dining.

Both of the generous double bedrooms offer comfortable accommodation. Bedroom 1 benefits from built-in wardrobes, providing ample storage space.

The modern and well-appointed family bathroom features both a bath and a separate double shower cubicle.

Enjoy the convenience and security of allocated off-street parking for two vehicles.

Location Highlights: Upton provides a fantastic lifestyle. Just steps away from the beautiful Upton Country Park, you'll enjoy easy access to green spaces and walking trails. The property is also exceptionally well-connected, offering swift access to the M1 motorway, Northampton train station, and the Sixfields Retail Park.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details

Entrance Hall

Enter via wooden fire door to the front aspect. Storage cupboard. Double glazed window to the front aspect.

Kitchen

19' 6" x 17' 10" (5.94m x 5.44m)
Wall and base units. Worksurfaces. Sink and drainer unit. Integrated fridge-freezer, dishwasher and washer/dryer. Integrated oven. TV and BT points. Double glazed window to the rear aspect.

Bedroom One

16' 3" max x 9' 3" (4.95m max x 2.82m)
Double glazed window to the front aspect. Built in wardrobes. Wall mounted radiator.

Bedroom Two

17' 7" max x 8' 5" (5.36m max x 2.57m)
Double glazed window to the rear aspect. Wall mounted radiator.

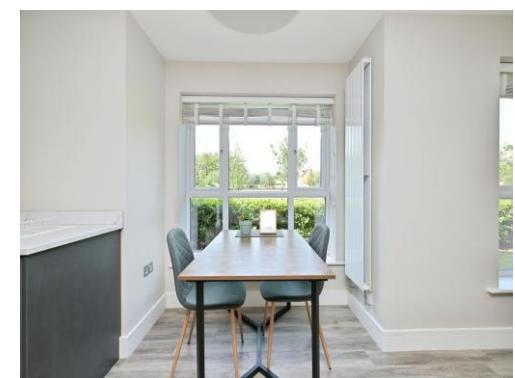
Bathroom

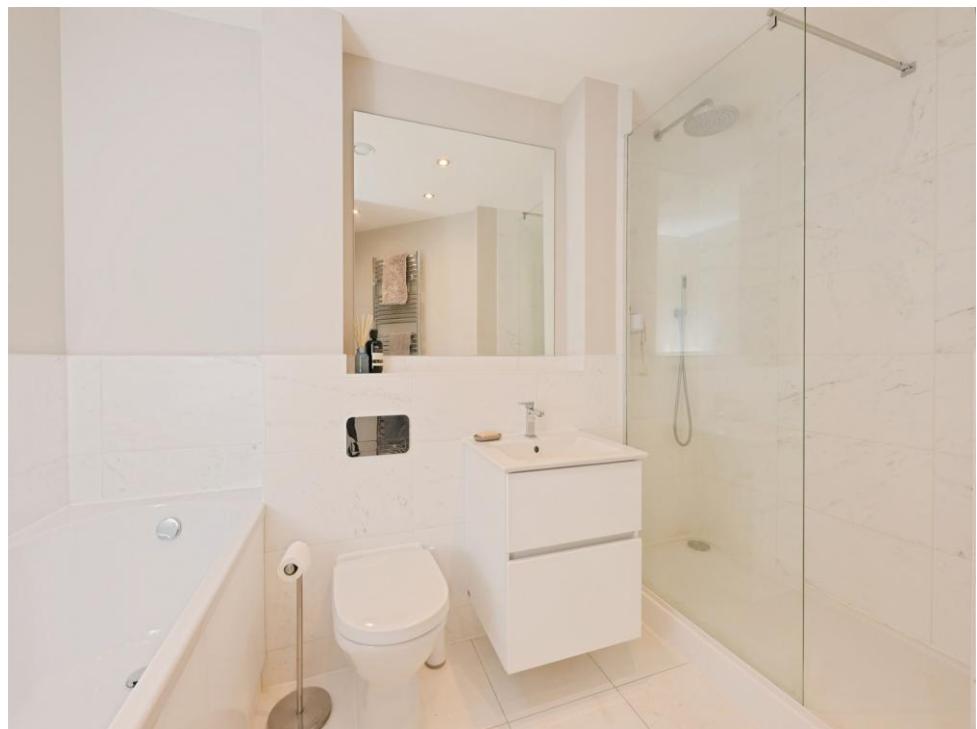
Bath, shower cubicle, vanity wash hand basin and low level WC. Towel rail radiator.

Parking

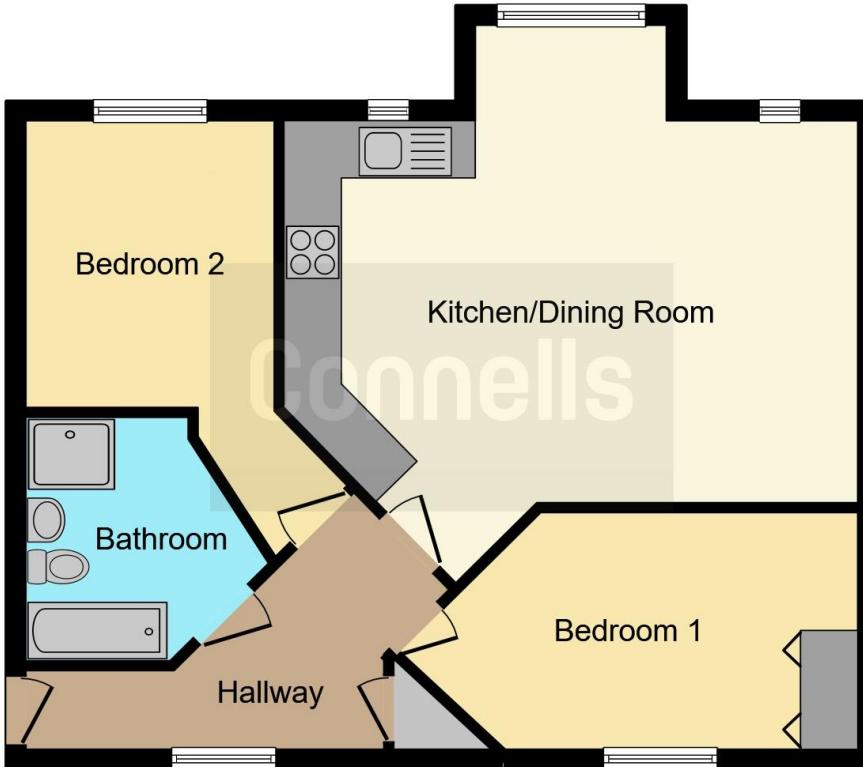


Two allocated spaces, one space in the car port.









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.focalagent.com

To view this property please contact Connells on

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6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: B
 Council Tax
 Band: C

Service Charge:
 2310.83

Ground Rent:
 Ask Agent

Tenure: Leasehold

[view this property online](http://viewthispropertyonline.connells.co.uk/Property/NHT414227) connells.co.uk/Property/NHT414227

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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