



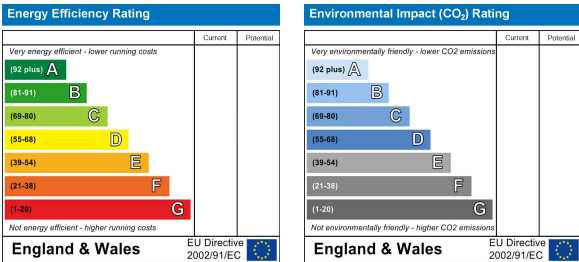
22 The Square, Upton, Northampton, NN5 4EZ



Asking Price £170,000 Leasehold

A superbly presented top floor flat, situated in the sought after area of Upton with views over the square. The property has been maintained to a high standard and comprises; large entrance hallway with storage and a light and airy open-plan kitchen/living/dining space. The kitchen area has a comprehensive range of modern fitted cabinets and integrated appliances, doors lead onto a generous balcony with views of the square, There are two double bedrooms, family bathroom and allocated parking to the rear of the property.

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ACCOMMODATION

COMMUNAL ENTRANCE HAL

Enter via a telecom entry system, enter via a secure front door with stairs rising to the upper floors.

ENTRANCE HALL

A spacious hall has doors to all rooms and provides access to a spacious store cupboard.

LOUNGE/DINING/KITCHEN AREA

21'4 x 14'3 maximum

A superb light and airy open plan area, including fitted kitchen comprising high gloss wall and floor cabinets, work surfaces with one and half bowl sink/drainers and splashback tiling. There is an electric oven with gas hob with a extractor hood over. with further Integrated appliances include dish washer and fridge/freezer. The lounge and dining areas have double glazed windows and there is a double glazed door leading to the balcony providing views over the square.



KITCHEN AREA



BEDROOM ONE

15'1 max x 10'8

With fitted wardrobe and double glazed window overlooking the square.



BEDROOM TWO

12'5 x 9'11

A further double room with double glazed window to the rear elevation.



BATHROOM

7'3 x 6'6

Fitted in a modern suite with W.C wash basin with fitted cupboards, "P" bath with shower and screen. There is tiling to splash areas and obscure double glazed window to the rear

OUTSIDE

ALLOCATED PARKING

The property comes with one allocated car parking space to the rear of the block.

VIEW



TERMS OF THE LEASE

We understand the lease is 125 years from 2014 and service Charge is £155 per month.

SERVICES

All services are connected. Heating is via radiator system.

COUNCIL TAX

West Northamptonshire Council - Band C

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 Weedon Road to the roundabout junction with Tollgate Way and take the first exit onto Upton Way. Turn right at the second roundabout into High Street, follow this road to the "T" junction where the apartment block can be found on your left.

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For further information on viewing call 01604 230222