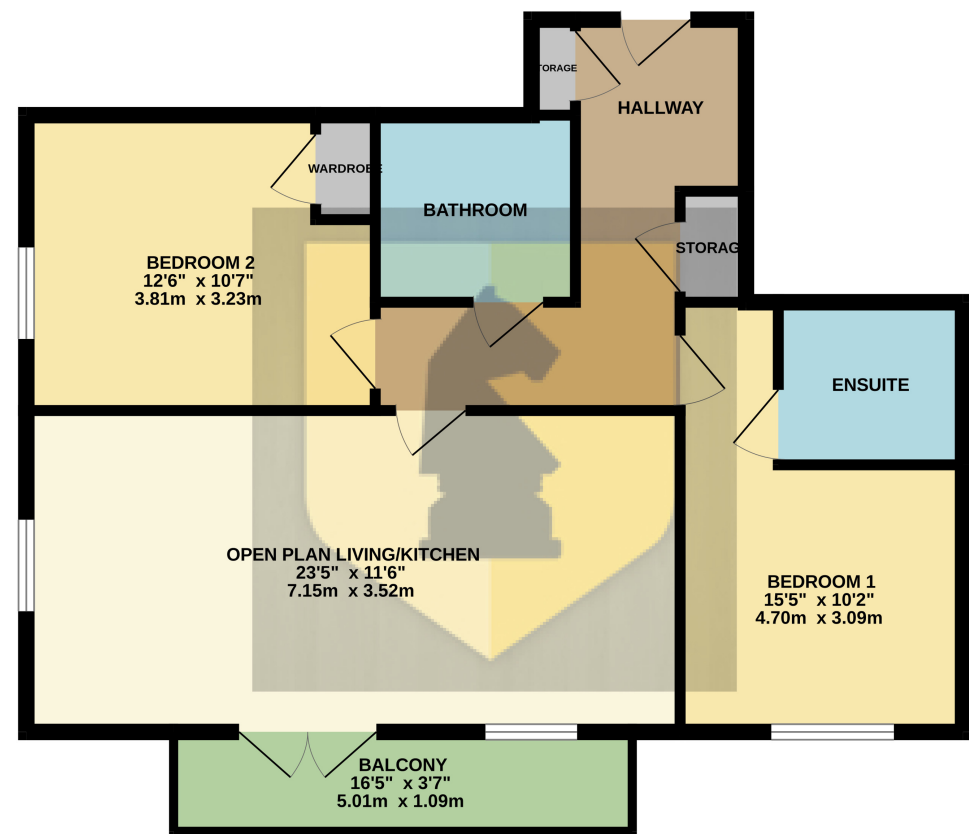


Make the right move!

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



158 High Street, Upton, West
Northamptonshire. NN5 4AX.
£205,000 Leasehold

Edward Knight Estate Agents offers this chic and immaculate two-bedroom flat on the top floor in the desirable area of Upton in Northampton. Ideally situated for quick and easy access to restaurants, pubs, supermarkets, stores, and motorway connections, to mention a few, the property comprises; two double bedrooms, en suite to bedroom one, family bathroom, open plan living/kitchen area with a balcony. One allocated space in secure (gated) parking area.

Tel: 01604 632433

www.edwardknight.co.uk

Entrance Hall

Enter via door from the communal area. Airing cupboard and storage cupboard. Radiator. Doors into:

Open Plan Living/Kitchen

23' 6" x 11' 6" (7.16m x 3.51m) Fitted kitchen comprising high gloss wall and base units, work surfaces with one and half bowl sink/drainer and splashback tiling. Electric oven with gas hob with a extractor hood over. Integrated appliances include washing machine/tumble drier and fridge/freezer. Double glazed windows to both the front and side aspect. Double glazed window and french door leading to the balcony. TV and telephone point. Two radiators.

Bedroom One

10' 3" x 8' 11" (3.12m x 2.72m) Double glazed window to the side aspect. Radiator. Door to En-suite.

En Suite

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Enclosed shower cubicle. Fully tiled. Radiator.

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m) Double glazed window to the front aspect. Built in wardrobe. Radiator.

Bathroom

Three piece suite comprising: Vanity unit with sink mounted over. Low flush WC. Panelled bath with shower over. Heated towel rail and tiled floor.

Agent Notes

We have been advised that the service charge and ground rent approximately £188pcm. Lease 125 years from 2013

