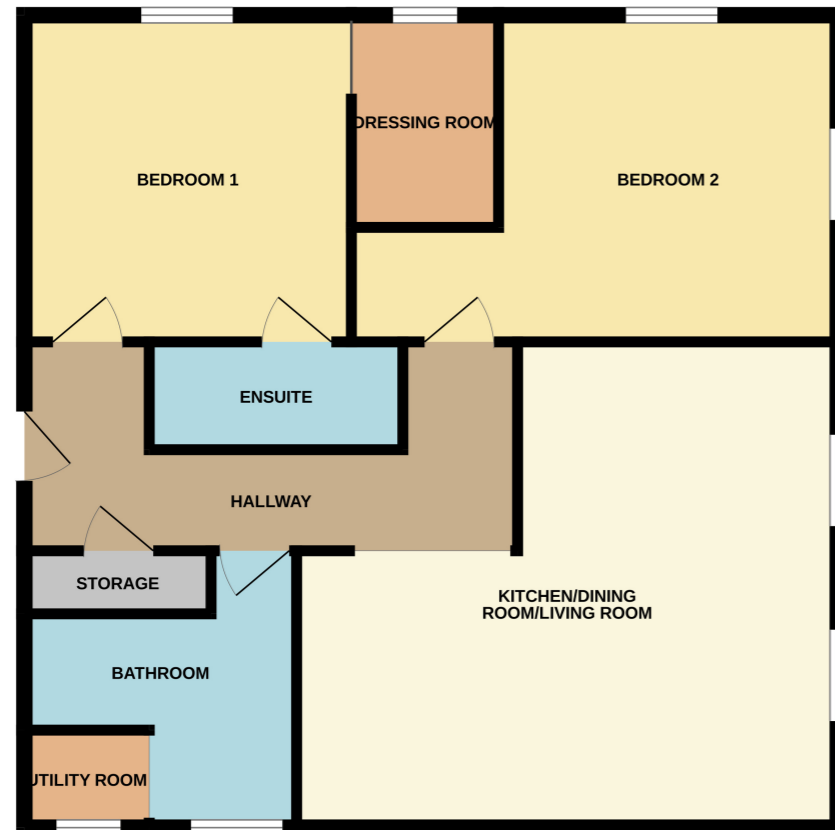


Make the right move!



**EDWARD KNIGHT**  
ESTATE AGENTS

GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 854 sq.ft. (79.3 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.

**78 Clickers Drive, Northampton. NN5 4ED.**

**£205,000 Leasehold**

Edward Knight estate agents are pleased to offer to the market this beautifully presented two bedroom second floor apartment, ideally located in the popular area of Upton, Northampton.

The accommodation comprises a spacious and contemporary open plan kitchen/lounge/diner, designed for modern living and enhanced by underfloor heating and a fitted boiling water tap as well as many integrated appliances. The living space offers an abundance of natural light, creating a bright and inviting atmosphere.

Tel: 01604 632433

[www.edwardknight.co.uk](http://www.edwardknight.co.uk)

#### Entrance Hall

8' 1" x 18' 2" (2.46m x 5.54m)

Access to; Bedroom One, Bedroom Two, Bathroom & Kitchen/Lounge/Diner. Storage cupboard.

#### Bedroom One

11' 9" x 11' 9" (3.58m x 3.58m)

Comprising of; Carpet Flooring. Access to Ensuite & Dressing Room. UPVC double glazed window to the front aspect.

#### Ensuite

3' 11" x 9' 11" (1.19m x 3.02m)

Comprising of; W/C. Shower Cubicle with shower over. Hand wash basin. Storage vanity unit.

#### Bedroom Two

11' 10" x 12' 2" (3.61m x 3.71m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front and side aspect.

#### Utility Room

4' 3" x 3' 9" (1.30m x 1.14m)

Comprising of; Space and plumbing for washing machine.

#### Bathroom

6' 5" x 4' 4" (1.96m x 1.32m)

Comprising of; W/C. Shower cubicle with shower over. Hand wash basin with mixer tap over. Opening leading to utility room.

#### Kitchen/Living Room/Diner

17' 6" x 18' 9" (5.33m x 5.71m)

Comprising of; Underfloor heating. Eye level and base level kitchen storage units. Integrated appliances; Fridge, Freezer, Double electric oven, Electric hob with extractor fan over and dishwasher. Sink with mixer/boiling tap fitted over and draining board. Radiator. UPVC double glazed windows to the side aspect.

