

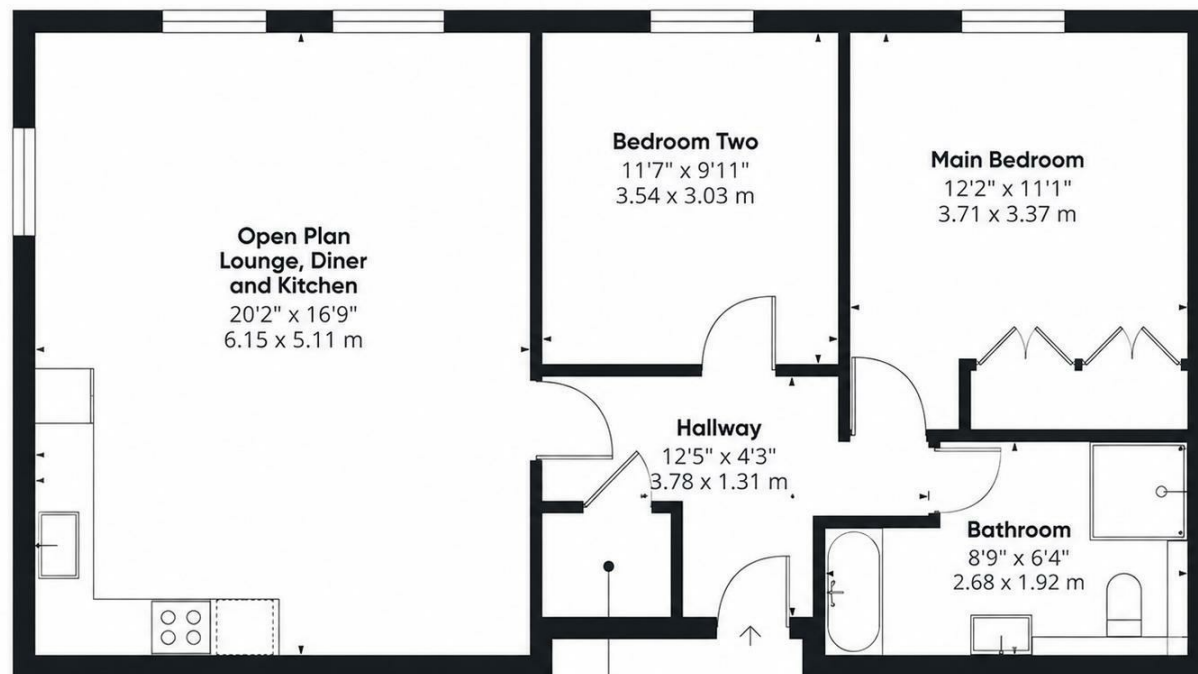


17 CONQUERORS WAY NORTHAMPTON, NN5 4WZ

£200,000
LEASEHOLD

Stonhills are pleased to offer this beautifully presented two-bedroom ground-floor apartment, situated within the sought-after Upton development. Built in 2022, the accommodation comprises an entrance hall, spacious open-plan lounge/dining/kitchen, two double bedrooms and a modern bathroom. Further benefits include integrated Siemens appliances, two allocated parking spaces, one under cover, approximately 995 years remaining on the lease. Ideally located close to local amenities, Northampton train station and major road links.



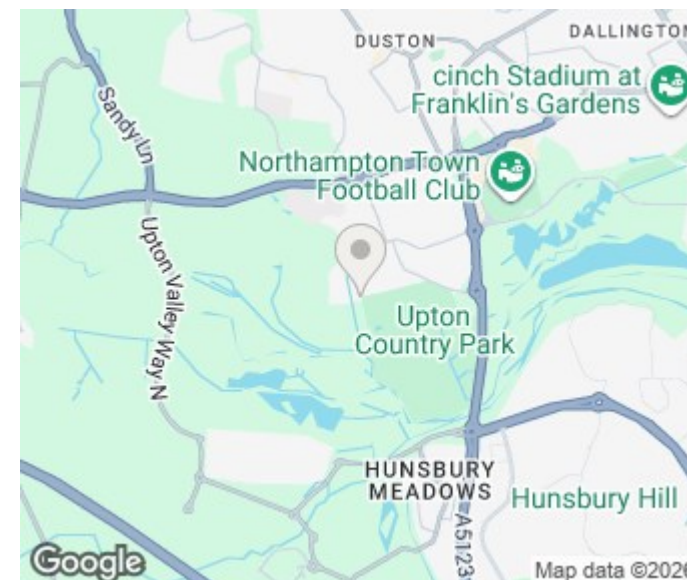


Ground Floor
Approximate total area⁽¹⁾
780 ft²
72.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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LAND & ESTATE AGENTS