

22 Bridge Street, Northampton, NN1 1NW
T: 01604 230222 F: 01604 232627
www.richardgreener.co.uk

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES



Bradlaugh House, 3 High Street, Upton, Northampton, NN5 4EN

Bradlaugh House, 3 High Street, Upton, Northampton, NN5 4EN

A rare opportunity to purchase a prestigious apartment situated in the popular location of Upton. The apartment extends to approximately 1,250 square feet with the accommodation comprising three double bedrooms, two bathrooms, cloakroom, lounge and kitchen/diner. There are views over open fields and the property benefits from gated secure under cover parking. Further benefits include gas radiator central heating, double glazed windows and no upward chain.

ACCOMMODATION

ENTRANCE HALL

36'8 x 4'6 (11.18m x 1.37m)

Entered via a solid wood front door from the communal area, there is a telephone entry point and wood effect flooring. Doors to:-

LOUNGE

20' x 12'9 (6.10m x 3.89m)

With dual aspect windows to the side elevation having views over open fields, there are TV and telephone points and fitted carpet. Door to:-



KITCHEN

13'7 x 16'2 (4.14m x 4.93m)

Fitted with a range of base and eye level cabinets with granite worktop and tiled splashbacks and work surfaces incorporating a stainless steel sink overlooking windows to the front elevation. Integrated appliances include Neff double oven, wide induction hob, Bosch fridge/freezer, dishwasher and washing machine. There is a tiled floor.

CLOAKROOM

7'11 x 3'2 (2.41m x 0.97m)

Fitted with WC and wash hand basin, there is wood effect flooring and access to a storage cupboard.

MASTER BEDROOM

13'7 x 13'5 (4.14m x 4.09m)

With a walk-in wardrobe, there are windows to the front and side elevations and fitted carpet. A dressing area leads to:-



EN SUITE

6'11 x 6'2 (2.11m x 1.88m)

Fitted with a suite comprising a bath with a Grohe shower over, wash hand basin and WC. There are half tiled walls and floor, there is window to the front elevation.



Price £275,000 Leasehold - share of freehold



BEDROOM TWO

14'9 x 10' (4.50m x 3.05m)

A window overlooks the side elevation, there is wood effect flooring and built-in wardrobes.



BEDROOM THREE

13'7 x 10'4 (4.14m x 3.15m)

With wood effect flooring and windows to the front elevation.



FAMILY BATHROOM

6'11 x 6'2 (2.11m x 1.88m)

Fitted with a suite comprising a bath with shower over, wash hand basin and WC. There are tiled walls and floor and a heated towel rail.



OUTSIDE

The property benefits from secure under cover gated parking and a secure bin store.

SERVICES

Main drainage, gas, water and electricity are connected. Central heating is through radiators from a gas fired boiler which also provides the domestic hot water. (None of these services has been tested).

VIEW

AGENT'S NOTE

The rendering to the property is to be replaced within the next 12 weeks.

TERMS OF THE LEASE

The property is owned on a shared freehold with the main residence through a Management Company. The current service charge is £115 per calendar month.

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.

ENERGY PERFORMANCE RATING

Current Rating
Potential Rating

COUNCIL TAX

Northampton Borough Council - Band E

DOI NG11042018/7976

HOW TO GET THERE

From Northampton town centre take the A500 Weedon Road to Sixfields and turn left at the roundabout into Upton Way. At the second roundabout turn right onto High Street where the property can be seen straight in front on the left hand side.

