



Upton Road, Noctorum, CH43

Guide Price £270,000

Brennan Ayre O'Neill

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An exceptional home within an extraordinary handsome Victorian property. Six flats only, with each owning a share of the freehold, is the sum total of what lies within this hugely charming and characterful building known as Intabene.

Offered with a beautiful interior to what is a super spacious and exquisitely presented first floor apartment; the property offers a number of rather charming features too.

Most obviously is the feature bay window to the living/dining room, as photographed. There are also a number of other feature windows that maximise sunlight at this first floor level.

The finish to detail of this elegant apartment is for all to see. A beautiful tactile, seamless kitchen; a hugely sophisticated and luxury bathroom; an elegantly proportioned entrance hall and with two over generous sized double bedrooms, one with en suite shower room together create a very obvious sense of extravagance...

Meanwhile outdoors offers neatly presented and well cared for by all communal gardens; good off road parking together with a shared carport and total privacy from the road given the long drive up to the threshold.

Please also note that whilst this exceptional apartment is located at first floor, access to it is via a very easy, gentle to ascend rising staircase; a staircase surrounded by polished Victorian wood paneling and stained glass windows - as we said, characterful.

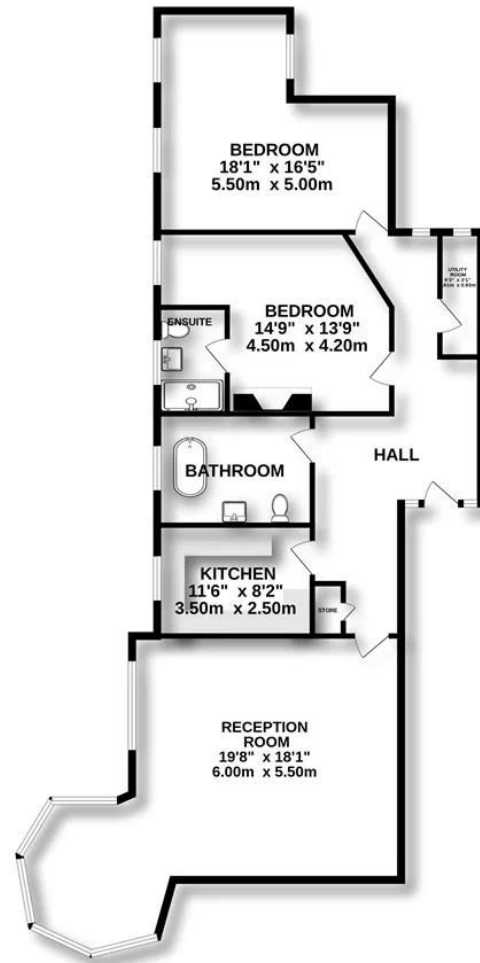
Please note: there is no onward chain to this property sale. That the property enjoys along lease, a share of the freehold and that there are in total only six flats, three others of which share the communal entrance only. With, also, a large loft space into which, with relevant permissions, one could develop further.







APARTMENT
1334 sq.ft. (123.9 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
- Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
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