



5 St Crispin Drive, St Crispins, Northampton, NN5 4BL
£160,000 Leasehold

Offered to the market with **NO ONWARD CHAIN** is this spacious two double bedroom ground floor apartment located on the popular St Crispins development in Duston. The accommodation comprises entrance hall, large open plan living area, fitted kitchen. two double bedrooms with fitted wardrobes to the master, and a three piece bathroom suite. Externally there is one allocated off street parking space. EPC: C

Spacious Ground Floor Apartment | Large Open Plan Living Area | Two Double Bedrooms | Off Street Parking | Popular Location | NO ONWARD CHAIN

modern marketing · traditional values

ENTRANCE HALL

Radiator. Airing cupboard. Storage cupboard.
Doors to connecting rooms.

LIVING AREA 5.99m x 4.52m (19'8 x 14'10)

A spacious open plan living area with large arch to the kitchen. UPVC double glazed french doors to rear elevation. UPVC double glazed window to rear elevation. Two radiators. Recessed spotlighting.

KITCHEN 3.78m x 1.93m (12'5 x 6'4)

A modern fitted kitchen comprising of a range of wall mounted and base level cabinets and drawers with work surface over. One and a half bowl sink and drainer unit with mixer tap over. Integrated oven, hob, filter hood and washing machine. Space and plumbing for further white goods. UPVC double glazed window to rear elevation.

BEDROOM ONE 3.07m min x 3.51m (10'1 min x 11'6)

Two UPVC double glazed windows to front elevation. Radiator. Fitted wardrobes to one wall.

BEDROOM TWO 3.56m x 2.95m (11'8 x 9'8)

Two UPVC double glazed windows to front elevation. Radiator.

BATHROOM 2.36m x 1.85m (7'9 x 6'1)

Obscure UPVC double glazed window to side elevation. Radiator. A white three piece suite comprising of a panelled bath with mains shower over, pedestal hand wash basin and low level WC. Tiling to water sensitive areas. Extractor fan.

OUTSIDE

Allocated off street parking for one vehicle.

AGENTS NOTE

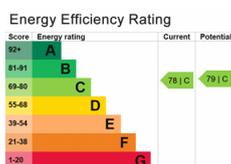
We are advised by the vendor of the following information:

Lease: 85 years remaining.

Service charge (including buildings insurance) £120 per month.

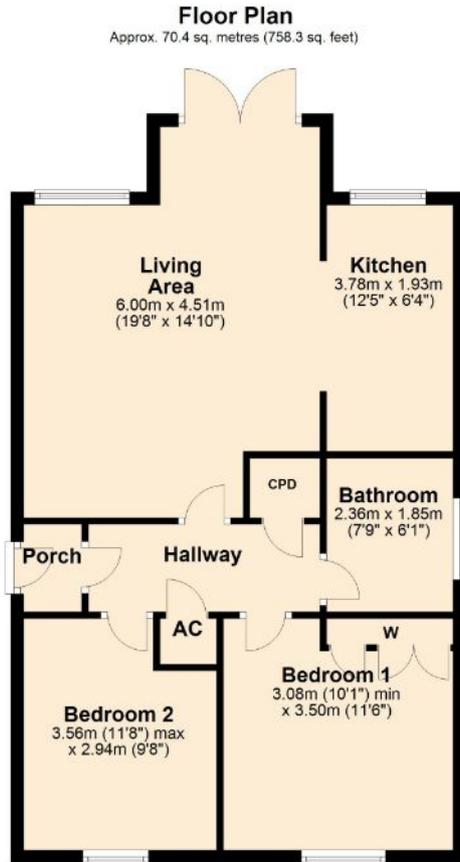
Ground rent: £250 per year.

You are advised to have this information verified by your chosen legal representative.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 70.4 sq. metres (758.3 sq. feet)



LOCAL AREA INFORMATION

St Crispins is situated approximately 2 miles to the west of Northampton town centre. The modern development is close to several business, retail outlets and services are located to include grocery store, restaurant, tea room, estate agent, beauty salon, hair dressers and two take away eateries. St Crispins is also in close proximity to churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools including St Lukes primary school, The Duston School, and Quinton House independent school which caters for children aged 2 to 18. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

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