



HOWKINS &
HARRISON

Apartment 11, St Crispin Drive, Duston,
Northampton, NN5 4BL

Guide Price £155,000

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A purpose built two bedroom apartment, located on the popular St Crispins development of Duston which is well served with local shopping facilities in Duston, major road and rail networks, offered for sale with allocated parking for two vehicles and no upward chain.

Accommodation

The communal entrance hall is entered through a secure intercom entry system and stairs rise to the 1st floor where this apartment can be found. The entrance hall has doors off to all rooms. The open plan lounge/diner has French doors giving access onto a "Juliette balcony" to the rear, the kitchen leads off from the lounge/diner and is fitted with wall mounted and floor standing cabinets, working surfaces incorporate a stainless steel one and a half bowl sink unit and integrated appliances include an electric oven, gas hob with extractor fan over, plumbing for dishwasher and washing machine and space for a fridge/freezer. There are two bedrooms, one with fitted/built-in wardrobes and a bathroom suite comprising of a panelled-in bath with shower over, wash basin and WC.

Outside

Two allocated parking spaces at the rear of the property.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

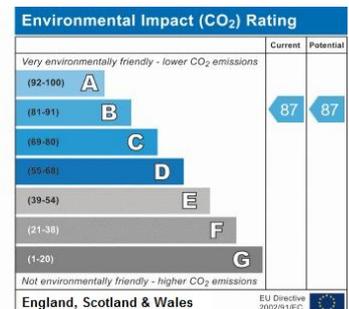
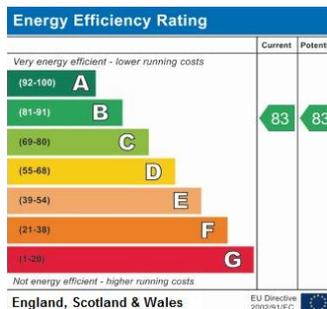
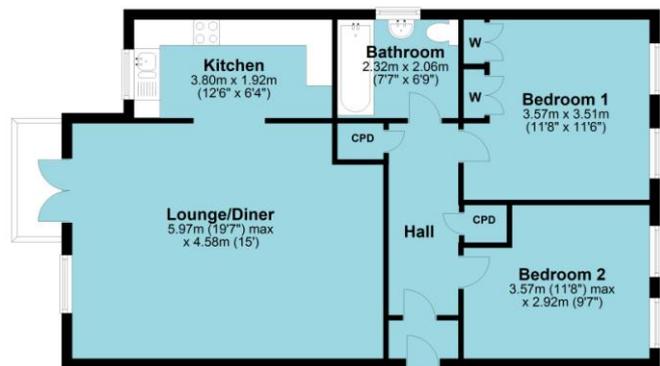
Local Authority

Northampton Borough Council Tel: 01604-837837.

Council Tax

Band – C.

Floor Plan



Lease Details

99 years from 2005.

Service Charge & Ground Rent

Service Charge - £1355.60 per annum.

Ground Rent - £250 per annum.

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.