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St. Crispin Drive, Duston  
Northampton  
Northamptonshire, NN5 4DL

£180,000 Flat



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Duston  
52 Main Road, Duston, Northampton, NN5 6JF

Call Us 01604 755757  
Email Us [duston@jacksongrundy.co.uk](mailto:duston@jacksongrundy.co.uk)





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JACKSON GRUNDY ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED TOP FLOOR APARTMENT. CONSISTING OF TWO DOUBLE BEDROOMS, THE MAIN BENEFITTING FROM AN EN-SUITE SHOWER ROOM. THERE IS ALSO A MODERN BATHROOM. THE OPEN PLAN LIVING SPACE WITH BALCONY TO THE REAR IS AN IDEAL SOCIAL SPACE. FURTHER BENEFITS INCLUDE SINGLE GARAGE, ROOF GARDEN, GAS CENTRAL HEATING AND DOUBLE GLAZING.

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#### TOP FLOOR

- HALLWAY
- KITCHEN/LIVING AREA
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BATHROOM

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#### OUTSIDE

- GARAGE
  - COMMUNAL GARDEN
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## THE PROPERTY

Situated within the popular St Crispin development, this well-presented two-bedroom top floor apartment offers bright, modern living with the added benefit of a terraced communal garden.

The accommodation comprises a spacious open-plan living/kitchen area with contemporary fitted units and ample space for dining and relaxing, also a private balcony overlooking the rear. There are two generously sized bedrooms, including a comfortable main bedroom, benefitting from a modern ensuite shower room, along with a modern bathroom suite.

The property enjoys pleasant outlooks, a secure communal entrance and well-maintained shared areas. Externally, residents can enjoy the attractive terraced communal gardens, ideal for outdoor seating. An excellent opportunity for first-time buyers or investors alike.

EPC Rating: TBC. Council Tax Bill: C.

### LEASHOLD INFORMATION

Start Date & Length of Lease: 125 years as of 2012

Ground Rent: £200 PA

Service Charge: £1807 PA









## MATERIAL INFORMATION

Type	Flat
Age/Era	Ask Agent
Tenure	Leasehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Garage
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village is centred along Main Road where several business, retail outlets and services are located to include a small supermarket, newsagent, bakery, building society, estate agent, hairdresser, key cutter/cobbler and optician. Duston also has churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School as well as Quinton House independent school which caters for children aged 2 to 18. The village has expanded considerably in recent years with the addition of several modern developments including St Giles Park, St Crispins, Marina Park and Upton. 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.

## AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

## FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)

