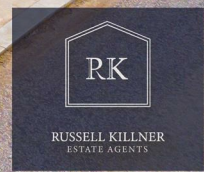




RUSSELL KILLNER
ESTATE AGENTS



Plot 98, 164 St. Crispin Drive, , Northampton NN5 4HP

Location & Development:

St Crispins - A selection of two, three and four bedroom homes along with an array of one and two bedroom apartments set in an idyllic location steeped in history. Over the next four years we will be creating a new place for people to call home, with a harmonious blend of modern living and beautiful surroundings.

Be part of the unique and exclusive lifestyle that St Crispins has to offer, a short drive away you will find yourself at Northampton Train Station taking you to many destinations across the country. Furthermore in a little less time you could find yourself slipping onto the M1 motorway connecting you to London in the south or going north to the midlands.

- Summer completion with a builders warranty & set over 1,200 sqft
- Fantastic opportunity for first-time buyers or a growing family
- Brand new four bedroom end of terrace home
- Modern kitchen boasting integrated appliances
- Generously sized master bedroom featuring an en suite
- Two allocated parking spaces situated in a gated parking area
- West facing rear garden with a patio area perfect for entertaining
- Predicted EPC rating B & Solar panels
- Surrounded by local amenities & great road links to the M1
- Short distance to Northampton train station & and town centre

£320,000*

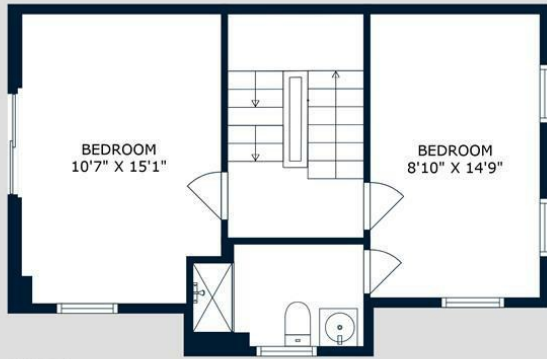
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End-Terraced, St Crispin Drive

Approximate Area - 1273 sq.ft



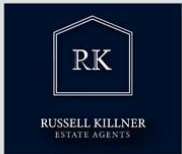
FLOOR 2



FLOOR 3



FLOOR 1



TOTAL: 1273 sq. ft
 Below Ground: 427 sq. ft, FLOOR 2: 422 sq. ft, FLOOR 3: 424 sq. ft
 EXCLUDED AREAS: .. 6 sq. ft

ALL FLOOR PLANS PRODUCED WITHIN ACCORDANCE OF RICS GUIDELINES. PRODUCED BY RK.E.A.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	