



## 3 St. Christophers Square

, Northampton, NN5 4HR

£305,000

\*\*\* MODERN KITCHEN BOASTING INTEGRATED APPLIANCES \*\*\* Nestled in the sought-after development of St Crispins, this attractive brand new four bedroom terrace family home comprises an entrance hall, a downstairs cloakroom and a spacious open kitchen lounge area. The modern kitchen offers a heap of functionality including a range of high and low soft close units, electric hob, electric oven and integrated appliances.

The first floor offers a good sized double bedroom, a cloakroom and a further double bedroom. The second floor boasts a generously sized principal bedroom with an en suite, an additional double bedroom and a contemporary family bathroom. This freehold property further benefits from an enclosed rear garden, double glazing, gas central heating, two allocated parking spaces and a ten year builders warranty.

Management Company: HLM Property Management  
Service Charge Approx. £155.00 Per Annum

Predicted Energy Assessment to Follow and Internal Photography of Plot 75.

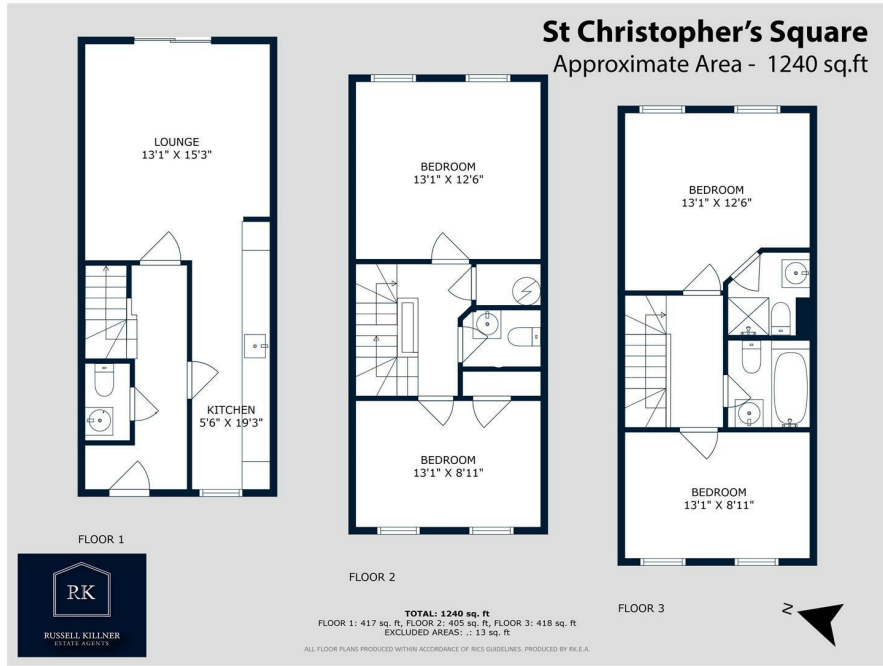
### Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.

- Autumn completion and boasting a builders warranty
- Fantastic opportunity for first-time buyers or a growing family
- Brand new four bedroom terrace family home
- Benefiting a downstairs and first floor cloakroom
- Modern kitchen featuring integrated appliances
- Generously sized master bedroom with an en suite
- Two allocated parking spaces to the front of the property
- Enclosed rear garden with a patio area perfect for entertaining
- Surrounded by local amenities & great road links to the M1
- Short distance to Northampton train station & town centre



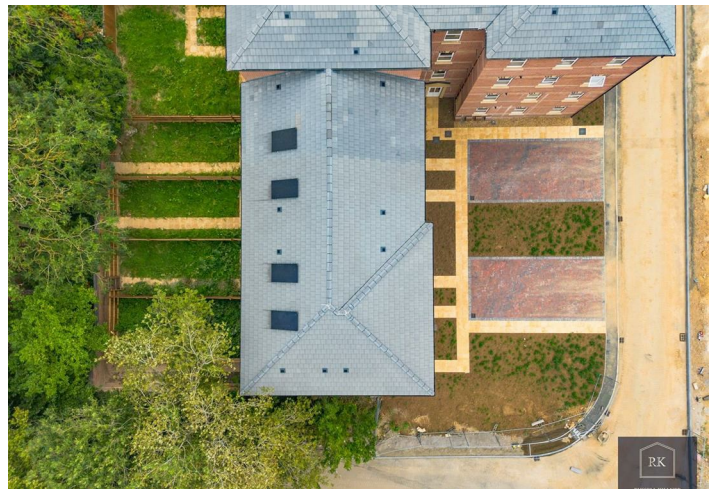
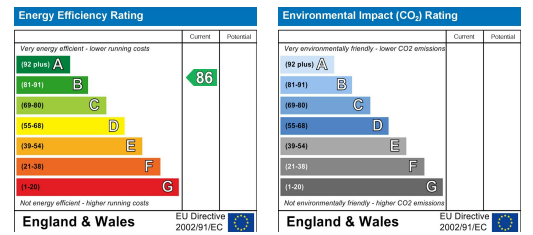
# Floor Plan



# Area Map



# Energy Efficiency Graph



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.