



The Viewpoint 50A Sheep Street

Northampton, NN1 2LZ



Derran Dooley

Partnered With

Simpsons
Property Experts

Introducing this unique and beautifully presented five-bedroom townhouse, located within the sought-after View Point development — a gated and private community in the heart of Northampton Town Centre.

Tucked away just off Sheep Street, this modern home offers over 2,000 sq ft of stylish and versatile living space spread across four floors, combining security, convenience, and contemporary design in a truly central setting.

Entering from the peaceful courtyard, stairs lead to the first floor where you'll find three generous bedrooms and two modern bathrooms. The primary suite benefits from a spacious dressing room and en-suite shower room, while the second bedroom overlooks the courtyard and the third enjoys a quieter rear aspect. The family bathroom includes both a bath and a separate shower.

The second floor is the social hub of the home — an expansive L-shaped lounge and dining area with six dual-aspect windows, filling the space with natural light and offering flexibility for entertaining or family life. The well-equipped kitchen, accessible from both the living area and landing, includes integrated appliances and ample storage. A guest WC completes this level.

On the top floor, you'll find two further large double bedrooms, both featuring built-in storage and French doors opening onto a superb private roof terrace with panoramic town views, including the nearby historic Holy Sepulchre Church — the perfect space for relaxing or entertaining.

Additional features include secure underground parking for two vehicles, a long lease, and the exclusivity of a gated development in a prime town centre location — ideal for professionals or families seeking a distinctive modern home.

Lease: 125 years from 2007 (106 years remaining)

Service Charge: £1,560 per annum

Ground Rent: £250 per annum

EPC RATING - B

COUNCIL TAX BAND - E

£350,000



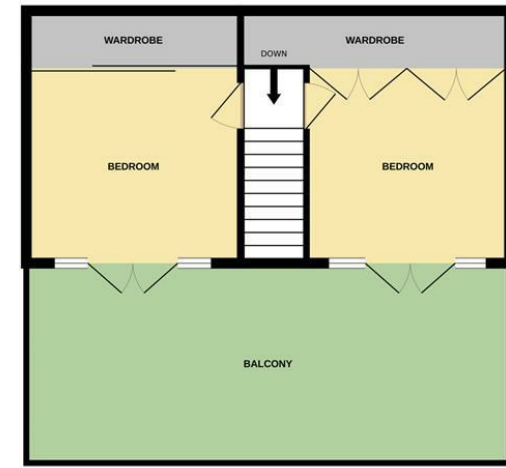
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
Made with Metropix ©2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

81

82





Derran Dooley
Partnered With
Simpsons
Property Experts

Tel: 01604 969706

Email: northampton@simpsonspropertyexperts.co.uk

Web: simpsonspropertyexperts.co.uk/our-locations/northampton

