



RUSSELL KILLNER  
ESTATE AGENTS



# St. Christophers Square

, Northampton, NN5 4HQ

## Offers in excess of £200,000

\*\*\* A PERFECT OPPORTUNITY FOR FIRST-TIME BUYERS \*\*\* Set within the highly sought-after St Crispins development, this stylish two-bedroom third-floor apartment offers modern, low-maintenance living in a popular and well-connected location.

The accommodation is accessed via a spacious entrance hallway with built-in storage, leading to two well-proportioned double bedrooms, one of which benefits from a smart en-suite shower room, creating a comfortable private retreat. A contemporary family bathroom serves the remainder of the apartment.

At the heart of the home is a bright and sociable open-plan kitchen/living space, ideal for both everyday living and entertaining. The modern kitchen is fitted with a range of sleek storage units and features an electric hob, electric oven, and integrated appliances, all finished to a clean, contemporary standard.

Further benefits include double glazing, gas central heating, and allocated parking, making this an excellent choice for buyers looking to step confidently onto the property ladder or secure a stylish first home.

Remaining Years of Lease: Approx. 123 Years Remaining  
 Management Company: HLM Property Management  
 Service Charge Cost Approx. £751.91 Per Annum  
 Estate Charge Approx. £155.00 Per Annum (Ground Rent: Peppercorn)

- An exceptional first step onto the property ladder ideal for first-time buyers or young professionals
- Brand-new two-bedroom apartment set on the third floor, finished with a sleek, contemporary feel throughout
- No onward chain, offering a smooth and stress-free purchase
- Enjoy complete peace of mind with a builder's warranty in place
- Stylish modern kitchen with integrated appliances, perfect for everyday living and hosting friends
- Spacious principal bedroom featuring a smart en-suite, creating a private retreat
- Second bedroom ideal as a guest room, home office, or flexible living space
- Comfort assured with double glazing, gas central heating, and allocated parking
- Long lease of approximately 123 years remaining with a peppercorn ground rent
- Perfectly positioned close to local amenities, excellent road links to the M1, and just a short distance from Northampton town centre and mainline train station

### Viewing

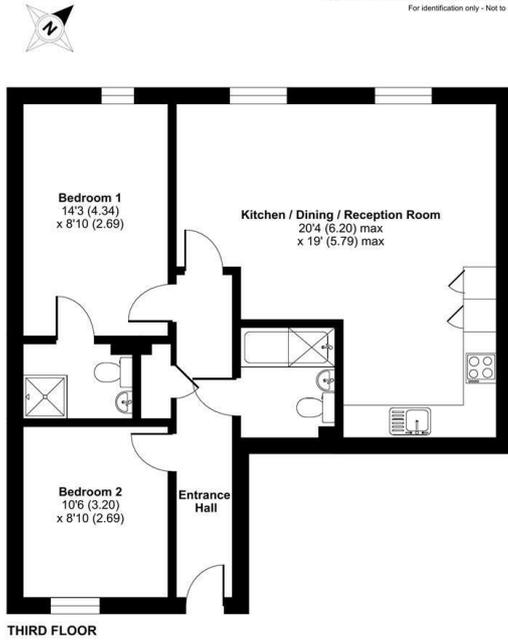
Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan

## St. Christophers Square, Northampton, NN5

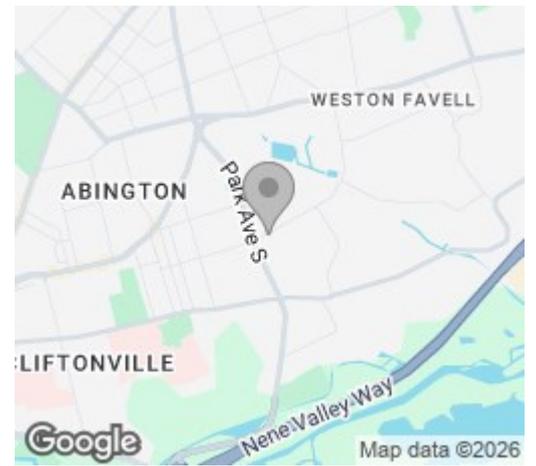
Approximate Area = 717 sq ft / 66.6 sq m  
For identification only - Not to scale



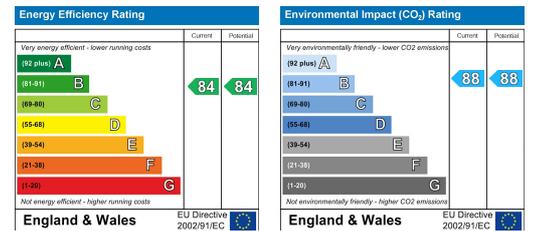
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©rickocom 2025. Produced for Rk Estate Agents, REF: 1499907



# Area Map



# Energy Efficiency Graph



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