

NEW INSTRUCTION



SHANKLEY WAY  
Northampton, NN5 7BB

 **DAVID COSBY**  
ESTATE AGENTS





DAVID COSBY  
ESTATE AGENTS

# Shankley Way

Northampton, NN5 7BB

Total GIA Floor Area | Approx. 63 sqm (678 sqft)

## Features

- 50% shared ownership opportunity
- Eligibility criteria apply
- Second-floor apartment
- Recently extended lease - 169 years remaining
- Two double bedrooms
- Spacious open-plan living area
- Modern fitted kitchen
- Allocated parking
- Convenient position for amenities and transport

## Description

A well-presented two-bedroom, second-floor apartment available on a 50% shared ownership basis, offered in partnership with Nottingham Community Housing Association. The lease has recently been extended with approximately 169 years remaining.

Forming part of a modern, purpose-built development with allocated parking and communal grounds, the property occupies a convenient position within easy reach of Northampton town centre and the railway station. The accommodation is well arranged and includes a generous entrance hall with useful storage, two double bedrooms, a centrally positioned bathroom and a spacious open-plan living / dining / kitchen area with defined zones for seating and dining. The layout is practical and well suited to contemporary living, with good natural light to the principal rooms and neutral finishes throughout.

Externally, the apartment benefits from one allocated parking space together with maintained communal grounds and pedestrian access towards Dallington Brook and Spencer Bridge Road.



A well-presented two-bedroom, second-floor apartment offered for sale on a 50% shared ownership basis, with open-plan living, allocated parking and easy access to Northampton town centre.



# The Property

## Communal entrance

Set on the second floor of this purpose-built block, the apartment is approached via a well-maintained communal stairwell with neutral décor and hard-wearing carpet to the common parts. An oak-veneered entrance door opens into the private entrance hall.

## Entrance hall

A generously proportioned entrance hall with space for freestanding furniture, coats and shoes. Features include an intercom entry system and a loft access hatch, with timber-effect laminate flooring and neutral décor. Mains-wired smoke detection is installed. White six-panel internal doors lead to the open-plan living space, both bedrooms and the bathroom. Practical storage is provided by a large built-in cupboard with double hanging rails.

## Bedroom one

A double bedroom positioned to the rear of the apartment, with a two-panel window looking out towards the Victorian terraces of Countess Road and in the direction of Dallington Brook. Finished with matching timber-effect laminate flooring and neutral décor, with ample space for a bed and additional freestanding furniture.

## Bedroom two

A further double bedroom set to the front of the apartment, with a two-panel window overlooking the communal front gardens. The room is finished with timber-effect laminate flooring and two-tone painted walls, and offers space for a small double bed with freestanding furniture around the perimeter.

## Bathroom

Centrally positioned off the entrance hall, the bathroom is fitted with a modern three-piece suite comprising a bath with traditional-style chrome pillar taps, shower attachment and a hinged toughened-glass screen, with full-height ceramic tiling to the bath area. There is also a pedestal wash hand basin with chrome mixer tap and a close-coupled WC. Walls are finished in a tasteful sage-toned paint, complemented by geometric-pattern floor tiling. Additional features include mechanical extract ventilation and a pressed-steel radiator for heating.









# The Property

## Open-plan living / dining / kitchen

A practical and sociable layout, the open-plan living space creates clear zones for relaxing, dining and cooking while keeping everything connected—ideal for day-to-day living and for entertaining. Two rear-facing windows bring in good natural light and provide an outlook towards Dallington Brook.

## Sitting room

A generous sitting area with ample space for sofas and freestanding furniture, alongside a dining table and chairs for more formal meals. The room is neutrally decorated with light timber-effect laminate flooring. Useful additional storage is provided by a large two-door built-in cupboard with high-level shelving.

## Kitchen

Fitted with modern shaker-style white wall and base units with roll-edge work surfaces and a stainless steel 1½-bowl sink with mixer tap. A rear window provides natural light. Built-in appliances include an electric oven and four-burner gas hob with brushed-chrome extractor hood and light. The floor is finished in oak-effect sheet vinyl, with space for a tall fridge/freezer and washing machine. Ceramic splashback tiling is set above the work surfaces, and the combination boiler is neatly positioned within the kitchen area.





## Location & Grounds

The property benefits from one allocated parking space within the development. The communal grounds include well-maintained lawn and planted borders around the perimeter of the block, with pathways linking the parking bays to the main entrances. A pedestrian footpath runs alongside Dallington Brook, providing a pleasant walking route and direct access through to Spencer Bridge Road.

Shankley Way is located within the St James / Spencer area of Northampton, an established residential part of the town lying to the west of the central retail and commercial core. Situated in a predominantly urban neighbourhood with a mix of housing types, the surrounding area offers direct pedestrian links and easy access to local amenities and transport connections.

The property is well placed for everyday living, with a range of shops, cafés and services within walking distance, and Northampton town centre just a short stroll away. The mainline Northampton railway station is also within easy reach, providing regular rail services to London and other regional centres.

For leisure and recreation, nearby green spaces such as Victoria Park and the extensive open areas of The Racecourse offer informal outdoor options close at hand. The area is served by a variety of schools at both primary and secondary levels, and medical and community facilities are readily accessible.

## Property Information

**Local Authority:** West Northamptonshire Council **Council Tax:** Band B **EPC:** Rating B

**Services:** Water, Electricity, Gas, & Drainage

**Tenure:** Leasehold (50% Shared Ownership) 169 Years Remaining

**Rent:** £261.24/month **Service Charge:** £91.34/month

**Heating:** Hot Water and Central Heating supplied by gas fired boiler

**Broadband:** Ultrafast Broadband Available with up to 1800Mbps Download

### Important Notice

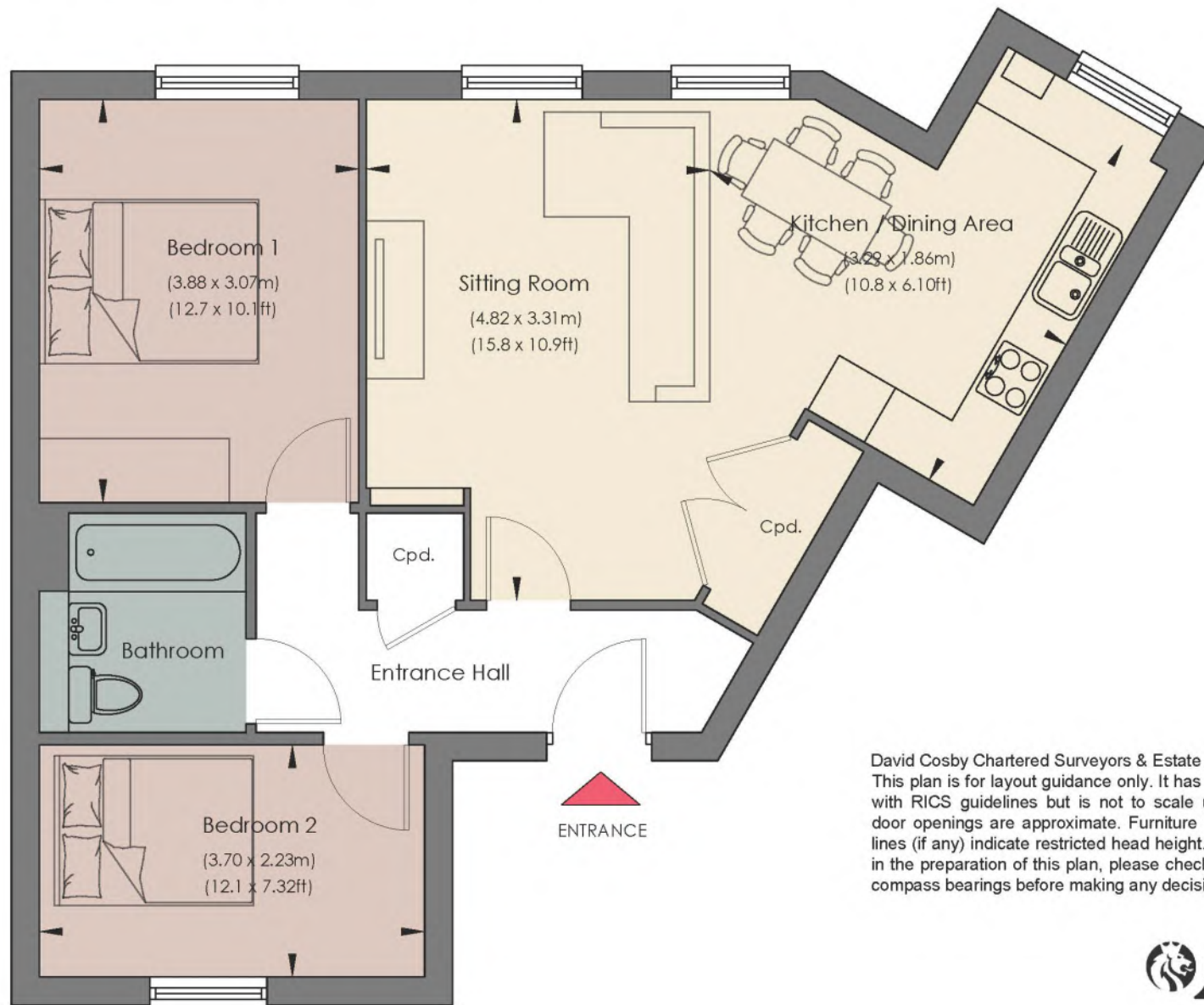
*Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale.*

*Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*



# Shankley Way, Northampton, NN5

Approximate GIA (Gross Internal Area) = 63 sqm (678 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.







**NORTHAMPTON**

**01604 979628**

[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)  
[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



**RICS**

**rightmove**



The Property  
Ombudsman

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



**DAVID COSBY**  
ESTATE AGENTS