



**Connells**

Berrywood Close  
Northampton



## Property Description

Step inside to discover the welcoming Entrance Hallway leads you to the spacious Lounge/Diner which is a true highlight, creating a serene and inviting atmosphere for relaxation and entertaining. A contemporary Kitchen, with picturesque views of the park will undoubtedly enhance your culinary experience. The generous Double Bedroom provides a peaceful retreat, while the modern Bathroom is finished to a high standard. Vendor advises the property has oak flooring throughout apart from the bathroom. Added benefit of allocated parking for your convenience.

St Crispins is an extremely popular and well-established development, situated on the outskirts of Northampton, offering a perfect blend of peaceful living and urban accessibility. Residents will enjoy a wealth of amenities close by, including a variety of supermarkets, popular pubs and restaurants. For those who appreciate the outdoors, the development is surrounded by beautiful parkland, providing ample opportunities for recreation and enjoying nature, including the delightful park directly opposite. For commuters the A4500 provides swift access to Northampton Town Centre. The M1 motorway is conveniently located just over 3 miles away.

## Entrance Hall

Enter via door to the front aspect. Intercom. Storage cupboard housing boiler. Fuse board.

## Lounge / Diner

15' 11" x 12' 2" ( 4.85m x 3.71m )

Double glazed window to the side and rear aspects. Wall mounted radiator, TV point.

## Kitchen

8' 4" x 11' 2" ( 2.54m x 3.40m )

Wall and base units. Gas hob with hood over. Space for white goods. Wall mounted radiator. Double glazed window to the front aspect.

## Bedroom One

9' 10" x 11' 11" ( 3.00m x 3.63m )

Double glazed window to the rear aspect. Wall mounted radiator. Built in wardrobes.

## Bathroom

Bath with shower over, wash hand basin and low level WC. Wall mounted radiator.

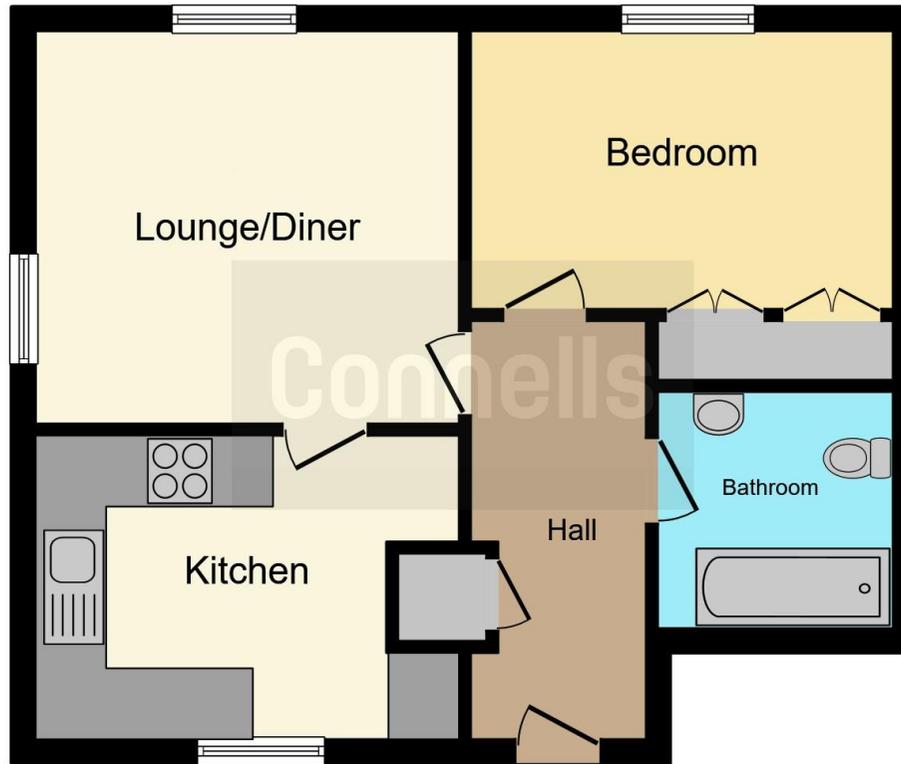
## Parking

One allocated parking space plus visitor parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01604 638 281**  
**E [northampton@connells.co.uk](mailto:northampton@connells.co.uk)**

6 Wood Hill  
NORTHAMPTON NN1 2DA

EPC Rating: C Council Tax  
Band: B

Service Charge:  
2303.75

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/NHT414603](http://connells.co.uk/Property/NHT414603)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NHT414603 - 0006

