

NEW INSTRUCTION



ASHLAR

St Crispin, Northampton, NN5 4AP



DAVID COSBY
ESTATE AGENTS



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Ashlar

South Meadow Road, St Crispin, NN5

Total GIA Floor Area Approx. 68 sqm (732 sqft)



2 Bedrooms



1 Receptions



1 Bathroom

Features

- Second-floor apartment
- Attractive period conversion
- High ceilings and tall Georgian-style windows
- Open-plan living space
- Gated development with intercom access
- Landscaped communal grounds
- Two allocated parking spaces
- Good access to Northampton town centre and transport links

Description

A well-presented two-bedroom apartment occupying a second-floor position within an attractive period conversion. Forming part of the former St Crispin Hospital, the building dates from the mid-19th century and was converted in 2009, retaining its distinctive red-brick elevations and generous proportions.

The apartment offers well-balanced accommodation centred around a bright open-plan living space, with clearly defined kitchen, dining and sitting areas. High ceilings and tall Georgian-style windows contribute to a strong sense of space and natural light throughout. There are two bedrooms, including a principal bedroom with ensuite shower room, together with a separate bathroom and useful internal storage.

Externally, the property sits within a gated and well-maintained development set in landscaped communal grounds, where the scale and character of the original buildings create a notable setting. The apartment benefits from two allocated parking spaces and secure entry via electric gates with intercom access.

A WELL-PRESENTED TWO-BEDROOM
SECOND-FLOOR APARTMENT WITHIN THE DISTINCTIVE
ST CRISPIN DEVELOPMENT, COMBINING GENEROUS
PROPORTIONS, PERIOD CHARACTER
AND LANDSCAPED GATED SURROUNDINGS.



The Property

Entrance Lobby

Approached from a bright and well-maintained communal hallway, the entrance lobby immediately reflects the character of the building, with notably high ceilings and tall Georgian-style sash windows drawing in good natural light. A traditional six-panel entrance door opens into a neatly presented space, finished in a tasteful colour palette with fitted carpeting underfoot.

A built-in storage cupboard, fitted with shelving and enclosed by a flush timber door, provides practical storage for household items. From here, a further panelled door leads through to the main entrance hallway.

Entrance Hall

The entrance hall is presented in a neutral decorative scheme, with contrasting banding at picture-rail height and matching fitted carpet. White six-panel doors lead to the principal bedrooms, bathroom and open-plan living area.

Open-Plan Living Area

Situated to the rear of the apartment, the open-plan living area incorporates distinct kitchen, dining and sitting areas, creating a well-balanced and sociable main living space. The room is well lit by two large Georgian-style windows, which bring in good natural light and reinforce the proportions of the apartment. The walls are finished in a two-tone decorative scheme with contrasting banding.

Kitchen

The kitchen is neatly arranged and fitted with a good range of base and wall units with timber-effect doors, complemented by roll-edged granite-effect work surfaces and black granite-effect floor tiling. A stainless-steel sink with drainer and directional hose mixer tap is set beneath herringbone-laid metro tiling, which forms an attractive splashback above the work surfaces. Integrated appliances include a washing machine, dishwasher, four-ring electric hob with brushed steel extractor hood above, and single electric oven below. There is also space for a tall fridge freezer. Mechanical extract ventilation is provided.

Dining and Sitting Areas

Positioned to make the most of the two large windows, the dining and sitting areas provide comfortable space for everyday living and entertaining, with room for soft furnishings, audiovisual equipment, and a dining table and chairs.



The Property

Bedroom One

A well-proportioned dual-aspect double bedroom enjoying far-reaching views and good natural light. The room is finished with a combination of decorative lining paper and emulsion, together with fitted carpet. Built-in storage is provided by a double sliding-door wardrobe with fitted shelving and hanging rail.

Ensuite

The ensuite is fitted with a contemporary three-piece suite comprising a shower enclosure with sliding glazed screen, together with a wash hand basin and WC set within a vanity unit with concealed cistern. The floor is finished in granite-effect vinyl, while the walls combine painted finishes with contrasting banding and ceramic tiling to sanitary areas. Mechanical extract ventilation is installed, and heating is provided by a wall-mounted electric towel rail.

Bedroom Two

A well-presented single bedroom with dual-aspect windows providing good natural light. A built-in cupboard houses the hot water cylinder and consumer unit. The room would serve equally well as a guest bedroom or home office.

Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over and hinged glazed screen, together with a wash hand basin and WC set within a vanity unit with concealed cistern. Ceramic tiling is provided above the sanitaryware, together with a fitted mirror. The walls are finished in a two-tone decorative scheme, while the floor is laid in granite-effect sheet vinyl. Mechanical extract ventilation is installed.

Thinking of Selling?

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Grounds

The property forms part of a well-maintained, gated development set within landscaped communal grounds with lawns, mature trees and established planting. The original period apartment blocks create an impressive setting, with their red-brick elevations, balanced proportions and distinctive architecture. Access is provided via electric entrance gates with intercom entry to the apartment, and the property further benefits from two allocated parking spaces.



Location

The property is situated within a Conservation Area, forming part of the established St Crispin's development to the west of Northampton. Formerly the site of St Crispin Hospital, the area has been redeveloped to combine period buildings of architectural interest with more recent residential additions, all set within generous landscaped surroundings.

A range of everyday amenities is available nearby, with Sixfields offering extensive retail and leisure provision including shops, supermarkets, restaurants and cinema facilities. The area is also convenient for schooling, including St Luke's Church of England Primary School within the wider development, while Harlestone Firs provides attractive nearby woodland walks and open space. Northampton town centre and mainline rail services are also readily accessible.

Property Information

Local Authority: West Northamptonshire Council

Council Tax Band: C **EPC Rating:** C

Tenure: Leasehold **Remaining Term:** 103 Years Remaining

Ground Rent: £340 per annum **Service Charge:** £2,360 per annum

Services: Water, Gas, Electricity, Drainage

Heating: Electric wall-mounted panel radiators

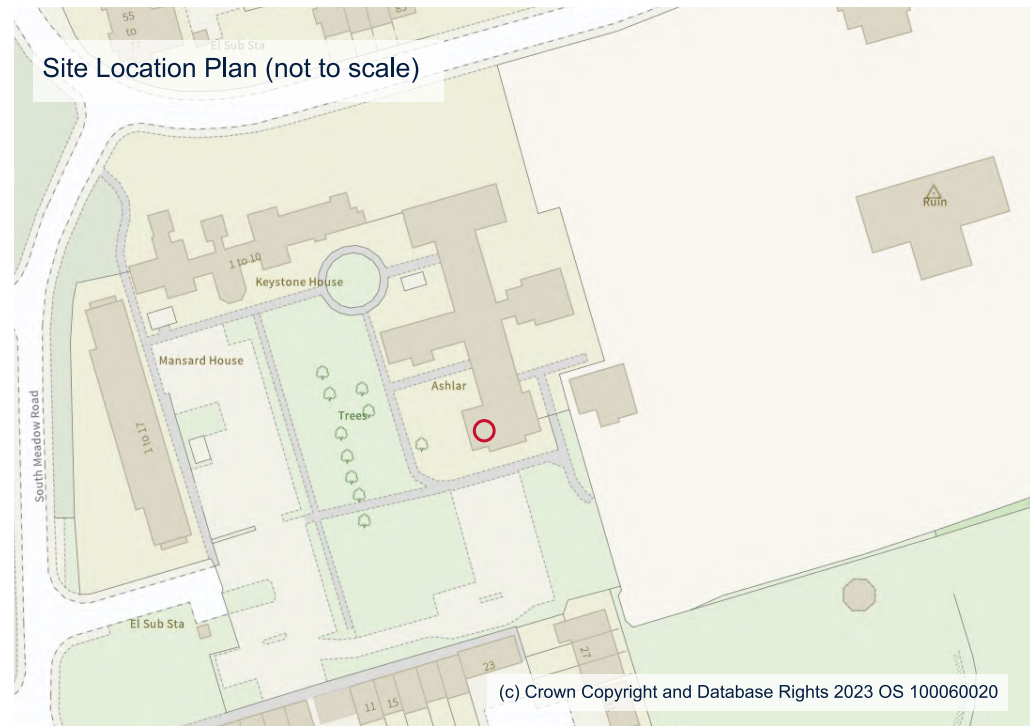
Hot Water: Electric immersion heater to insulated hot water cylinder

Broadband: Ultrafast 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.

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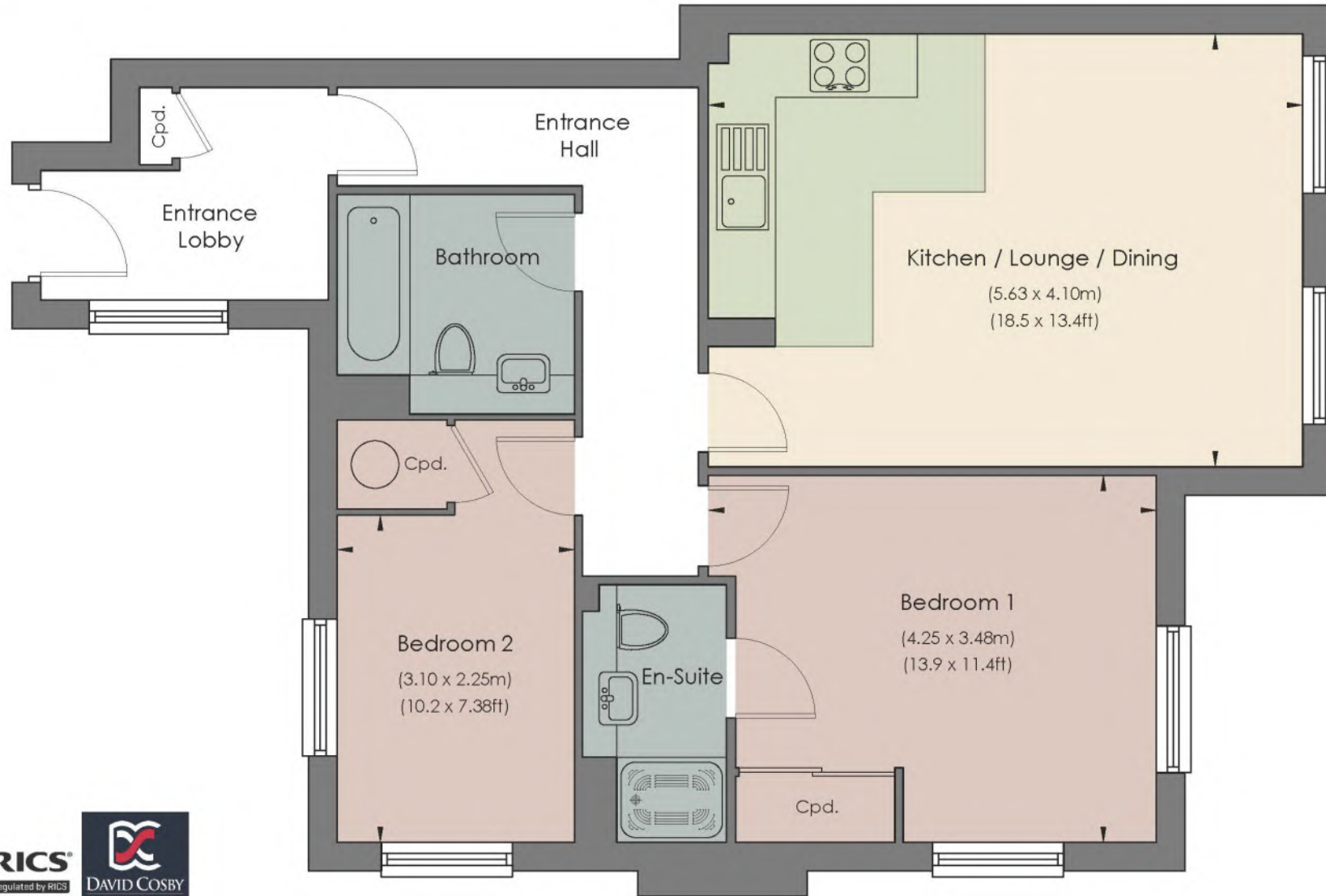


Ashlar, South Meadow Road, Duston, NN5

Approximate GIA (Gross Internal Area) = 68 sqm (732 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.



FLOOR PLAN GIA = 68 sqm (732 sqft)



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