



# Pitbank Drive

Collingtree Park, Northampton

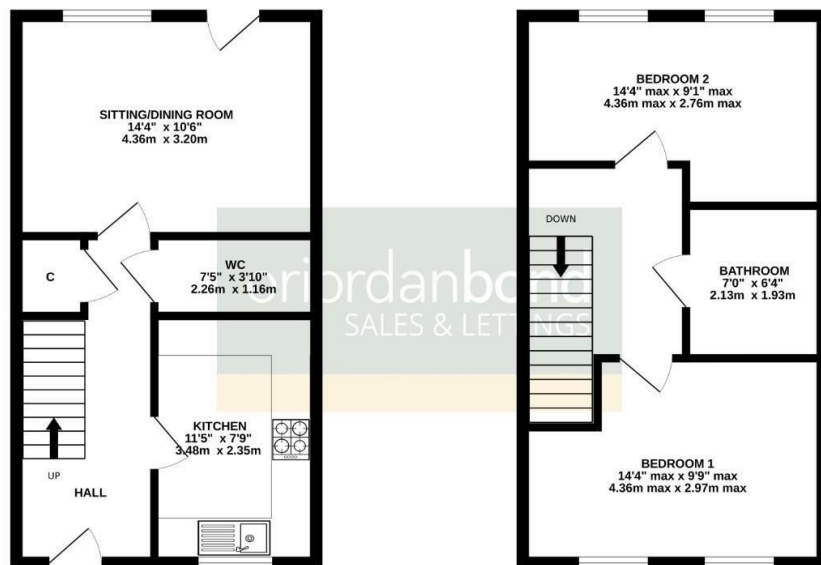
oriordanbond  
SALES & LETTINGS





GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.

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## Pitbank Drive

Collingtree Park

NN4 0AQ

50% SHARED OWNERSHIP £137,500

An immaculately presented 50% shared ownership home, situated on the desirable Collingtree Park development, offering generous accommodation arranged over two floors.

The accommodation comprises a spacious entrance hall with stairs leading to the first floor and storage under, a cloakroom/WC, a contemporary kitchen with fully integrated appliances and a sitting/dining room with a door onto the rear garden. To the first floor is access to the loft space, two ample double bedrooms and a bathroom with a shower over the bath. Outside is a lawned front garden with pathway to the house and a driveway for two cars with an EV charging point fitted. The rear garden is a good size and mainly laid to lawn, has a paved patio seating area and timber fencing to enclose with gated access to the driveway. Further benefits include uPVC double glazing and gas radiator heating. (A/745/L)

Leasehold Information: Lease Remaining - 987 years (as of 2025) / Rent on Remaining Share - £419.66 pcm / Service Charge £34.42 pcm

### Additional information

- Council Tax Band: B
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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