



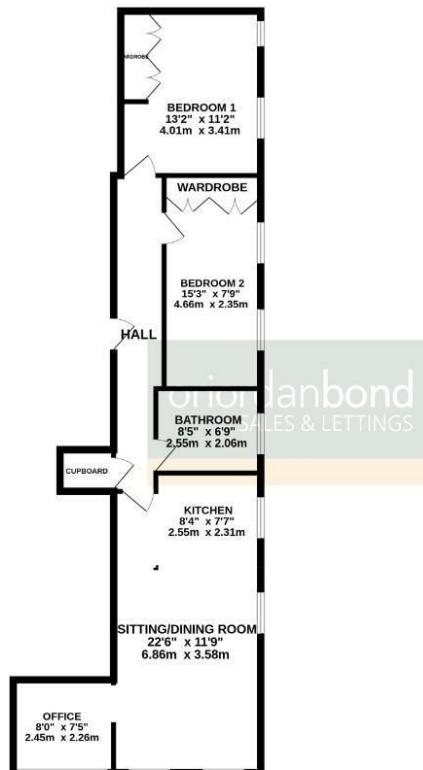
# Berrywood Drive

St Crispin, Northampton

**oriordanbond**  
SALES & LETTINGS



GROUND FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, these 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 for such as any prospective purchaser. The services and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Berrywood Drive

St Crispin  
NN5 6GQ

GUIDE PRICE £170,000

Presented to an immaculate standard and making an ideal purchase for first time buyers and investors is this two bedroom apartment. Located in the desirable area of St. Crispin, The Whitehouse is a stunning historical building with apartments highly sought after within the building.

Set on the second floor, the property offers generous living space with accommodation comprising entrance hall, open plan sitting/dining room and kitchen with integrated appliances, a separate office area, two double size bedrooms both with fitted wardrobes and a family bathroom. Benefits include gas radiator heating, uPVC double glazing, a secure intercom entry system and two allocated parking spaces. (B/783/-)

Leasehold information - Length of Lease - 79 years (as of 2024) / Service Charge - £2804.04 per annum (£233.67 per month) / Ground Rent - £250 per annum

### Additional information

- Council Tax Band: D
- 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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