



## APARTMENT 4 383 KETTERING ROAD

SPINNEY HILL | NORTHAMPTON

£250,000 LEASEHOLD



- sales
- lettings
- town & country

## 383 Apartment 4 | Kettering Road | Spinney Hill | Northampton | NN3 6QT

Merrys are delighted to offer for sale this two bedroom first floor apartment situated within this exclusive development of ten apartments which are situated within this most sought after location. The apartment forms part of the original Highfield House which has been sympathetically converted into six luxury apartments. Discover the perfect blend of contemporary living and convenience with this stunning two-bedroom, one-bathroom apartment situated in the highly sought-after area of Spinney Hill. This luxury first-floor apartment offers an exceptional opportunity for those looking to enjoy modern comforts in a prime location. Ideal for professionals, couples, or investors, this property combines style, practicality, and an enviable lifestyle all in one. The spacious accommodation comprises entrance hall with security intercom, open plan lounge/diner/kitchen with integrated appliances to include oven, hob and fridge/freezer, two bedrooms and bathroom. Externally there is an allocated parking space, bin store area and bike store. The apartment also offers gas central heating. The main reception area boasts a most magnificent oak stair case which leads to all levels of Highfield House, stained glass windows and many original features. Highfield House is ideally situated being close to an abundance of amenities, an excellent bus route with easy access into the town centre. Don't miss out on the chance to make this delightful apartment your new home. Contact us today to arrange a viewing and discover all that this unique property has to offer. The apartment will come with a new 999 year lease. Annual service charge of £1500. There is a dedicated high speed internet access monthly charge £55. Council tax band B. EPC rating C.

A two bedroom apartment situated within this exclusive development | No chain | New 999 year lease |



Wootton Hope Drive, Northampton, NN4 6DY  
MERRYS.CO.UK







## Apt 4 Highfield House

Approximate Gross Internal Area

710 sq ft - 66 sq m

Bathroom  
6'10 x 6'1  
2.08 x 1.86m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Note: Merrys for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.
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