



## APARTMENT 3 383 KETTERING ROAD

SPINNEY HILL | NORTHAMPTON

£195,000 LEASEHOLD

**merrys**

- sales
- lettings
- town & country

## 383 Apartment 3 | Kettering Road | Spinney Hill | Northampton | NN3 6QT

Merrys are delighted to offer for sale this one 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. The spacious accommodation comprises entrance hall with security intercom, open plan lounge/diner/kitchen with integrated appliances to include oven, hob and fridge/freezer, one bedroom and a bathroom. Externally there is an allocated parking space, bin store area and bike store. The apartment also has central heating. The main reception area boasts a most magnificent oak stairs 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.

This property represents a fantastic opportunity for first-time buyers, young professionals, or those seeking a secure buy-to-let investment in a thriving area. The blend of modern living with the charm of Spinney Hill ensures you experience the best of both worlds.

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 A. EPC rating C.

A luxury one bedroom first floor apartment | Sought after location close to local amenities and excellent schooling | All modern fittings to include a fully fitted kitchen |



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



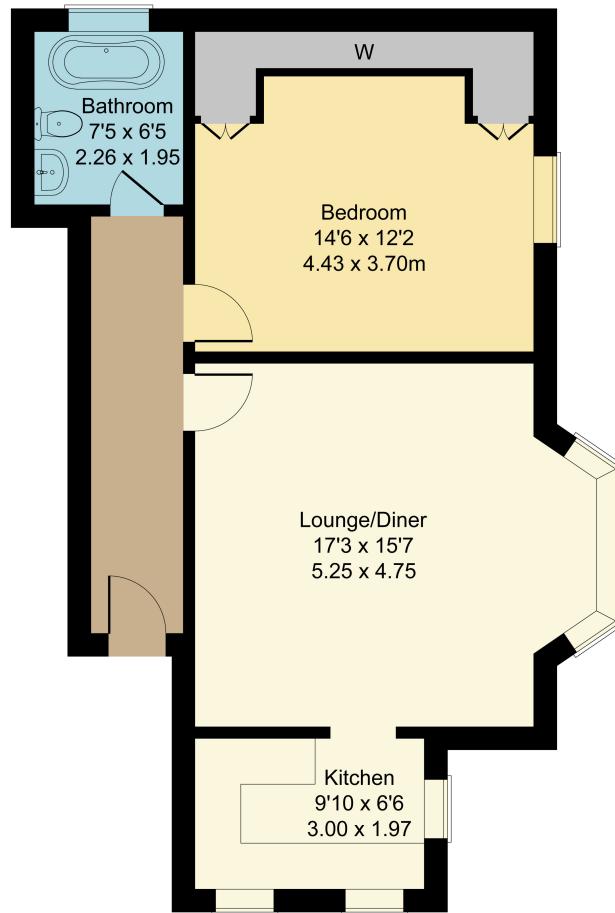




## Flat 3 Highfield House

Approximate Gross Internal Area

657 sq ft - 61 sq m



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>	80	80
(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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