



KEYSTONE HOUSE
DUSTON, NORTHAMPTON

JACKSON-STOPS 

**9 KEYSTONE HOUSE, SOUTH MEADOW ROAD
DUSTON, NORTHAMPTON NN5 4RF**

TOTAL APPROX. FLOOR AREA 885 SQ FT/82.2 SQ M

**BEAUTIFULLY PRESENTED TWO BEDROOM
GROUND FLOOR APARTMENT VICTORIAN
CONVERSION FORMING PART OF A SELECT
DEVELOPMENT WITH GATED PARKING**



DISTANCE

Northampton town centre 3 miles

M1 (Junction 15a) 2 miles

M1 (Junction 16) 3 miles

(London Euston 1 hour)

Distances/times approximate

ACCOMMODATION

- Entrance hall
- Sitting room with tall ceilings
- Kitchen
- Sitting room with beautiful casement windows
- Main bedroom with en-suite shower
- Bedroom 2
- Modern bathroom
- Gated reserved parking
- Communal gardens

ASKING PRICE £189,500 LEASEHOLD



DESCRIPTION

Very well presented ground floor apartment, forming part of an exclusive gated development having been converted to a high standard from former Victorian buildings and having many features such as high ceilings and tall casement windows. Approached through a common hall, the apartment has its own good size hall with storage off, open plan sitting/dining room with an attractive aspect, and kitchen. The inner hall has a main bedroom with its own en suite, a second double bedroom and a good size main bathroom. Outside are communal gardens and gated parking with visitor spaces and reserved space.

LOCATION

Duston is situated approximately 2 miles to the west of Northampton town centre. The old village of Duston has various shops including a grocery store, newsagent, bakery, building society, hairdresser, locksmith and florist. There is also a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools and The Duston School.

DIRECTIONS NN5 4RF

From Northampton follow signposts to Duston. Once in Duston village from the main road turn left into Berrywood Road. Continue along Berrywood Road and a short distance after the Duston School, turn left into Berrywood Drive. Continue down this road until you reach the junction with St Crispin Drive, turning right and then right again into South Meadow Road. The gates to the development will be on the left hand side.



PROPERTY INFORMATION

Services: All main services are connected to the property.

Local Authority: West Northamptonshire Council
Tel. 0300 126 7000

Lease Information:
Remaining lease 117 (as at 2026)
Annual ground rent £250
Maintenance £2,000 every six months

Outgoings: Council Tax Band "C"
£2,717.77 for the year 2026/2027

EPC Rating: D

Tenure: Leasehold

Annual Ground Rent: £250
Lease: 125 years from 2007
Annual Service Charge: £2,450 2022/2023

Viewings: Strictly by appointment with Jackson-Stops
Tel: 01604 632 991

March 2026

Important Notice:

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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