

# St Crispin Retirement Village

Northampton

**“I really love it here. It’s safe,  
secure and the entertainment is  
brilliant. It’s better than Butlin’s.”**

**Ken**

St Crispin resident

All of the images, quotes and stories within this brochure are of St Crispin Retirement Village and its residents. No models have been used.





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# A warm welcome to St Crispin

This is a place where neighbours turn into friends, where you can enjoy life at your own pace – and always feel at home.

Life at St Crispin has a special feel. People who live here are proud to call it home.

Whether you're moving to be closer to family or looking for a new start, you can find the life you want here. You'll have the peace and privacy of your own home, and find friendships, fun and happiness living in a village that's safe and secure.

You can get involved as much – or as little – as you like. From enjoying live music in the village hall to peaceful moments in the beautiful gardens (you might even spot Duston's famous rare white squirrel!), there's something for everyone.

You'll have the freedom and flexibility to live independently, with support and care if and when you need it.

## Your life, your choice







# About the village

At St Crispin, you're not just finding a place to live – you're joining a caring, supportive community. Our friendly team is here to help you settle in and feel at home from day one.

The village is designed for people aged 55 and over who want to live independently, with the reassurance of support if it's needed. St Crispin is home to 270 high-quality properties comprising one- and two-bedroom apartments and bungalows, with lift access to every level and car parking available.

Friends and family are always welcome. They can stay with you in your home, or book our comfortable guest room in the village for a small charge.

This is what's known as Extra Care. It's not a care home. Here, you live in your own self-contained property, with care and support available through our trusted partners if it's ever needed, whether now or in the future – for you or someone you live with.

**With more than 60 years of experience, Housing 21 has a proud history of creating high-quality housing and services that help people live independently, safely and comfortably in their own homes.**







Find out more about  
life at St Crispin





# Village life

Village Living brings endless opportunities to enjoy life, whether you want to pursue hobbies, stay active, meet new people or discover new interests.

Everything's under one roof - you'll find a hair salon, restaurant, library, gym, shop, postbox and more - all just a short walk from your front door. It's easy to stay active, social and independent, without even having to leave the village.

Whether you're joining in events or taking a walk around the gardens, St Crispin offers countless opportunities to meet new people - always at your own pace. You're also welcome to have pets here - whether they're furry or feathered. As long as they meet the terms of our Pet Policy, they're welcome to join you.

From running groups to volunteering, people often choose to make a difference - both here and within the wider community. This is a place where everyone is welcome - where you can be yourself, be heard, and feel right at home. Respect and inclusion are a big part of who we are.

We value your voice and your feedback helps shape how the village runs, through surveys and resident groups such as our St Crispin Residents' Association.







# Everything you need, close to home

Living at St Crispin means having a wide range of spaces to enjoy, all just a short walk from your front door.

## For wellbeing and leisure:



Gym



Craft room



Hair salon



Greenhouse



Snooker room



Pocket park



Rose garden



IT suite



Hobby room



Multi-faith  
prayer room

## For social and dining:



Restaurant



Coffee shop



Bar



Village hall

## For everyday essentials:



Shop



Laundry



Library



Car park



Guest room



Emergency  
call system



**“Gardening’s good for  
your mental health – and  
it’s lovely to share what  
you know with others.”**

**Pat**  
St Crispin resident







## Magenta restaurant

Enjoy breakfast and lunch, with vegetarian options, daily specials, and fish and chips on Fridays.



## Crystal Cut salon

The stylists offer everything from haircuts to manicures, helping to keep you looking your best without needing to leave the village.



## Tiger Eye

Coffee shop by day and bar by night; Tiger Eye is the perfect place if you want to meet up with friends or family.



## Craft room

A creative space where people come together to paint, craft and enjoy time with others.



## Gym

When you move here, you'll have access to a well-equipped gym for a small membership fee, whatever your fitness goals.



## Village hall

The heart of the village – from live music and visiting performers to community get-togethers, there's always something happening here.





## Hobby room

A practical space where you can get stuck into DIY projects. The room is also home to Ken's model railway village.



## Library

Browse, borrow or settle in with a book, with large print and audiobooks available too.



## Greenhouse

A peaceful space to grow, nurture and enjoy plants, loved by keen gardeners and nature-lovers alike.



## Snooker room

A popular spot for a relaxed game and a chat, whether you're a seasoned player or just fancy a go.



## Shop

Pick up your everyday essentials right here in the village; no need to head into town for the basics.



## Emergency call system

Reassurance at the touch of a button, providing peace of mind 24/7.




# Gardens

The rose garden and pocket park at St Crispin are cared for with pride by the people who live here. These calming, beautiful spaces are full of colour and birdsong, with the pond and scented flowers making them popular spots to relax, reflect or catch up with friends.







**“When I go out for my walks in the gardens, I love hearing the birds. There was a cuckoo the other day.”**

**Bernard**  
St Crispin resident



# Guest room

Family and friends are always welcome here – and if they'd like to stay overnight, there's a comfortable guest room available for a small charge. Located on the third floor, it includes a double bed, lounge area, shower, and handy essentials like a microwave, kettle and fridge. To book, just speak to reception.





# Home Repairs Team

Need a hand with something? Our friendly team is here to help – whether it's fixing a light, a leak, or just keeping things running smoothly. It's all part of making sure you feel comfortable and well supported in your home.



# On-site care

Living at St Crispin means having the freedom to live independently, with peace of mind knowing support is close by if needed or things change. We work closely with trusted care partners who can help you arrange the right support.

# Transport links

There is easy access to the M1, which connects Northampton to London, and Northampton Train Station sits on a loop of the West Coast Main Line. The nearest international airports are East Midlands Airport, Luton Airport and Birmingham Airport.

**P** 150 on-site parking spaces

 Bus stop > 0.2 miles

 Train station > 2.6 miles



# Understanding Extra Care

When you live at St Crispin, you can enjoy independent living with the peace of mind that care is available around the clock, if and when you need it – delivered in your own home by our experienced care partners.

Unlike a care home, not everyone in Extra Care needs support. Some have help every day, while others only need it from time to time – for example, after a hospital stay.

The village is designed with flexibility in mind, so if you're moving in with a partner and only one of you needs care, you can continue living together with tailored support that works for both of you.

All of this means you can feel safe and secure in your own home, living the life you choose, with the peace of mind that care is always nearby if needed.




**“I can live independently  
but I know that if I need  
help, it’s there – it gives  
you real peace of mind.”**

**Karen**  
St Crispin resident



Scan here to hear  
more from Karen



A photograph of an elderly man, Bernard, sitting on a balcony. He is wearing a white short-sleeved button-down shirt and dark sunglasses. He is smiling and looking towards the camera. He is sitting in a wicker chair with a patterned cushion. The background shows a balcony railing and a view of other residential buildings in a sunny, urban setting.

**“I’ve got a lovely flat,  
I’m my own boss –  
and it’s just... right.”**

**Bernard**  
St Crispin resident



# Understanding shared ownership

At St Crispin, you have the option to either buy a home outright, rent or buy through shared ownership.

Shared ownership is a scheme that allows you to own your home by buying as little as a 25 per cent share. You then pay rent on the outstanding amount.

The advantage of shared ownership is that it's affordable and means you are able to buy at a lower price than the open market, increasing your options and helping you find the right home for you within the village.



# Michael and Beryl: a friendship that feels like family

When Michael moved into St Crispin, he didn't expect to find a best friend next door. But that changed the day Beryl knocked on his door to offer him cake. "We've been friends ever since," Beryl said.

Over time, their bond grew through shared meals and being there for each other when it mattered most.

"When I wasn't well, Michael was marvellous. He'd go shopping for me and even learnt how to cook!" she added.

When Michael talks about Beryl, it's clear how special that friendship has become. "Having someone like Beryl next door makes life so much better. Our friendship is very important to me," said Michael.

And for Michael, St Crispin ticks all the boxes. He smiled and said: "We have security, people on hand 24/7, and lots to do. My family don't have to worry about me. I'm happy here. And that's the biggest thing."







**“Our friendship  
keeps us young.”**

**Michael and Beryl**  
St Crispin residents



# Options for living with us

At St Crispin, you can choose from either one- or two-bedroom apartments or bungalows. Some have balconies or shared patio areas, and everyone living here has access to indoor and outdoor communal areas.

There is a mixture of properties for rent, shared ownership, and outright sale. All of our properties are maintained to a high standard, and we continue to invest to ensure they meet the standards you deserve and expect, whilst also meeting regulations.

The floor plans on the following pages show typical layouts. Full details and dimensions for all available property types are available on request, please speak to our sales team.

**Disclaimer:** Please note the floor plans on the following pages are for marketing purposes and to be used as a guide only. All efforts have been made to ensure their accuracy at the time of print and do not form any part of a legal agreement.



Scan for a video walkthrough  
of one of our apartments



# One-bedroom apartment

Features either a bay window, Juliet or walk-out balcony, bringing in lots of natural light and a connection to the outdoors.



Own front door



Balcony



Emergency call system



Pet-friendly



## One-bedroom apartment with balcony floor plan:



**Size:**  
800.7 sq ft  
79.05 sq m





# Two-bedroom apartment

Enjoy more space to relax or host guests, with natural light and fresh air from either a bay window, Juliet or walk-out balcony.

 Own front door

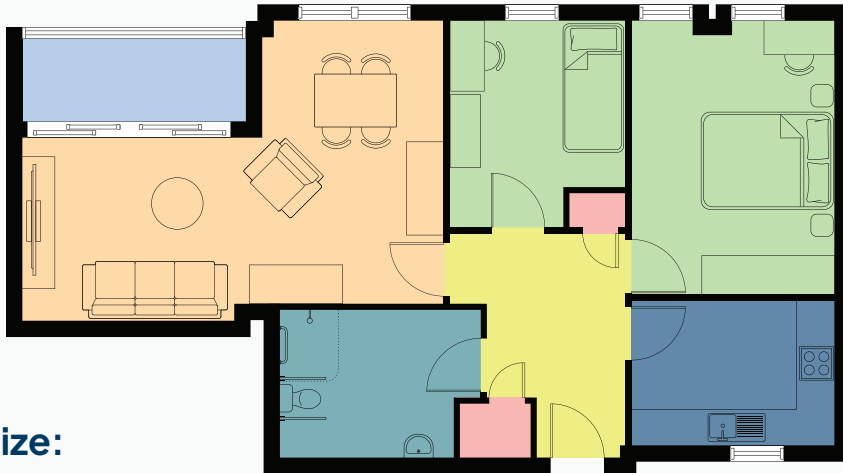
 Balcony

 Emergency call system

 Pet-friendly



## Two-bedroom apartment with balcony floor plan:



**Size:**  
947.94 sq ft  
90.7 sq m





# Two-bedroom bungalow

Opens onto shared patio space, making it easy to step outside and enjoy the fresh air.

 Own front door

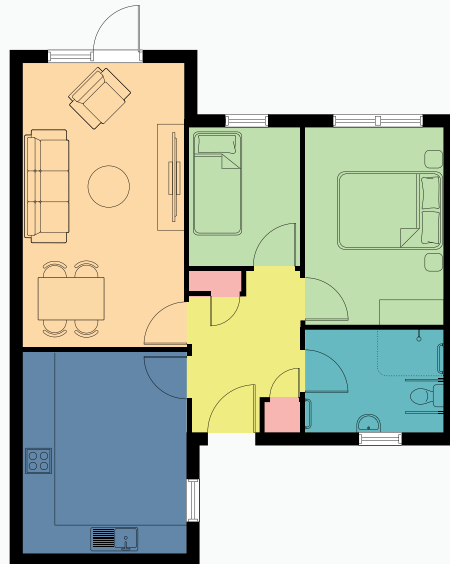
 Garden view

 Emergency call system

 Pet-friendly



## Two-bedroom bungalow floor plan:



**Size:**  
680.78 sq ft  
62.67 sq m





An aerial photograph of a large, multi-story residential complex with a dark grey roof and brick walls. The complex is surrounded by greenery and a parking lot with several cars. The text is overlaid on the top left of the image.

**“It’s not a care home. If you  
want company, you’ve got it.  
If you don’t, you’ve got your  
own perfect little space.”**

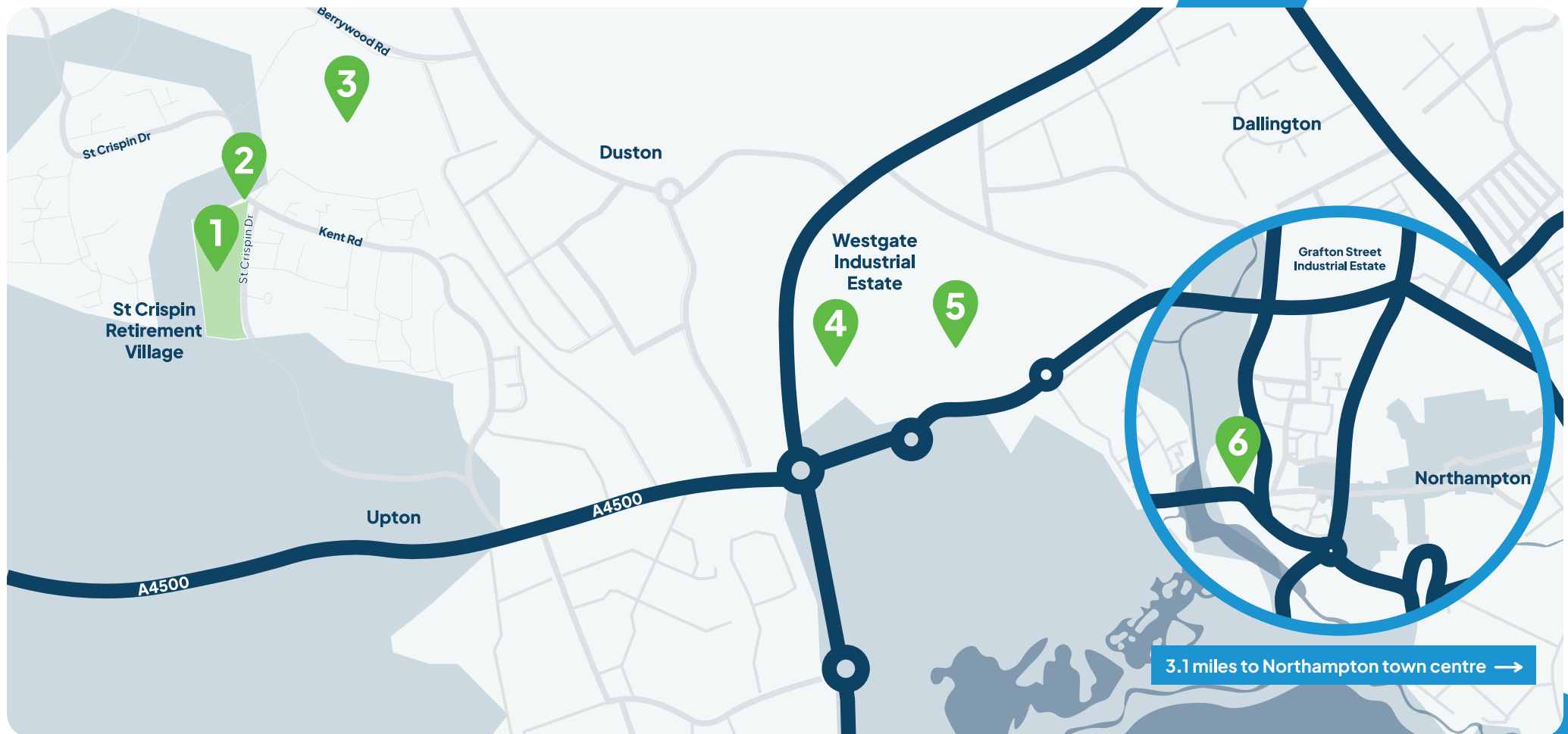
**Karen**  
St Crispin resident



# The local area

St Crispin can be found within the parish of Duston, Northampton, conveniently located for accessing the town centre while also still having a rural feel. St Crispin's Park is a short walk away, as is a bus stop with easy access into the centre.

- |  |  |  |
|--|--|--|
| 1. <b>St Crispin Retirement Village</b>                  | 2. <b>St Crispin Drive bus stop</b><br>(0.25 miles, 3 min) | 3. <b>St Crispin's Park</b><br>(0.25 miles, 4 min)         |
| 4. <b>Sainsbury's supermarket</b><br>(1.2 miles, 25 min) | 5. <b>Lidl supermarket</b><br>(1.3 miles, 29 min)          | 6. <b>Northampton Train Station</b><br>(2.6 miles, 55 min) |





# Peace of mind: selling made simple

If you decide to sell, we'll buy your home back from you. Whether you bought outright or through shared ownership, we'll buy it back at the same price you paid.

This means you won't need to worry about selling on the open market, giving you and your family peace of mind that the process will be simple and stress-free.

We'll always explain any fees clearly before you make a decision. Our team will be on hand to guide you through every step.



# Next steps

To arrange a viewing or find out more, please contact our team:



01604 800231



Available daily, 24hrs. Calls charged at local rate.



[stcrispin@housing21.org.uk](mailto:stcrispin@housing21.org.uk)



Facebook page: [facebook.com/StCrispinVillage](https://facebook.com/StCrispinVillage)



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This brochure can be provided in a different format, such as large print, Braille, or another language please contact: **[communications@housing21.org.uk](mailto:communications@housing21.org.uk)**



Housing 21 is a leading not-for-profit provider of Retirement Living and Extra Care for older people. We manage more than 24,000 properties across 220 local authority areas in England and deliver more than 48,000 hours of in-house care each week.

Our roots date back to 1921 with the Royal British Legion, supporting ex-servicemen and women, and in 1964 we became a recognised housing association.

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[housing21.org.uk/schemes/st-crispin/](https://housing21.org.uk/schemes/st-crispin/)



Housing 21  
Village Living