



Asking Price £280,000 Leasehold

2 Bedroom, Apartment - Retirement

4, Malthouse Court The Lindens, Towcester, Northamptonshire, NN12 6UY

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Retirement Property Specialists

Malthouse Court

Malthouse Court in Towcester is a wonderful development of 26 houses and apartments built specifically for the over 55's. The development is situated a short distance from Watling Street and the market square, providing easy access to amenities.

Towcester lays claim to being the oldest town in Northamptonshire and is believed to be the oldest town in the country. It offers a range of shops, supermarkets, amenities and transport links. The X91 bus service runs between Towcester and Milton Keynes hourly during the daytime from Monday to Saturday. This also allows for easy access to Milton Keynes Train station.

Towcester has excellent sporting and leisure facilities, including fishing lakes, leisure centre and of course, Towcester race course. The development is also situated a short distance from Silverstone racetrack.

The city of Northampton lies approximately 9 miles north of Malthouse Court and offers a wide range of shopping facilities, eateries, a collection of Parks, Cathedral and Marina.

Malthouse Court offers a Guest Suite for visiting friends and family and a residents laundry room. A personal alarm system in each property and the Estate Manager are on hand to provide reassurance and support when needed.

Malthouse Court is managed by Cognatum Estates.



Property Overview

Welcome to Malthouse Court! Churchill Sales & Lettings are delighted to be marketing this charming Two Bedroom ground floor apartment with patio. The property offers deceptively spacious accommodation and is presented in good order throughout.

The Lounge is a generous size with ample space for living and dining room furniture. A door leads to an owners private patio with lovely views of the communal gardens.

The Kitchen offers plenty of storage with a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob with extractor hood over, a built-in fridge/freezer. A large window allows for light and ventilation.

Bedroom One is a good-sized room with built-in wardrobe. There is plenty of space for additional furniture and a window keeps this lovely room bright and light.

Bedroom Two is another good-sized room with built-in wardrobe. This room could be used as a separate study or hobby room.

The Shower room offers a large open plan shower with handrail and curved curtain rail, a WC and wash hand basin.

The Garage is located in a block of garages within the premises.

Call us today to book your viewing at Malthouse Court!



Features

- Two bedroom ground floor retirement apartment
- Separate garage
- Owners private patio
- Landscaped grounds
- Owners' laundry room
- Guest Suite available for family and friends
- Resident Estate Manager on hand

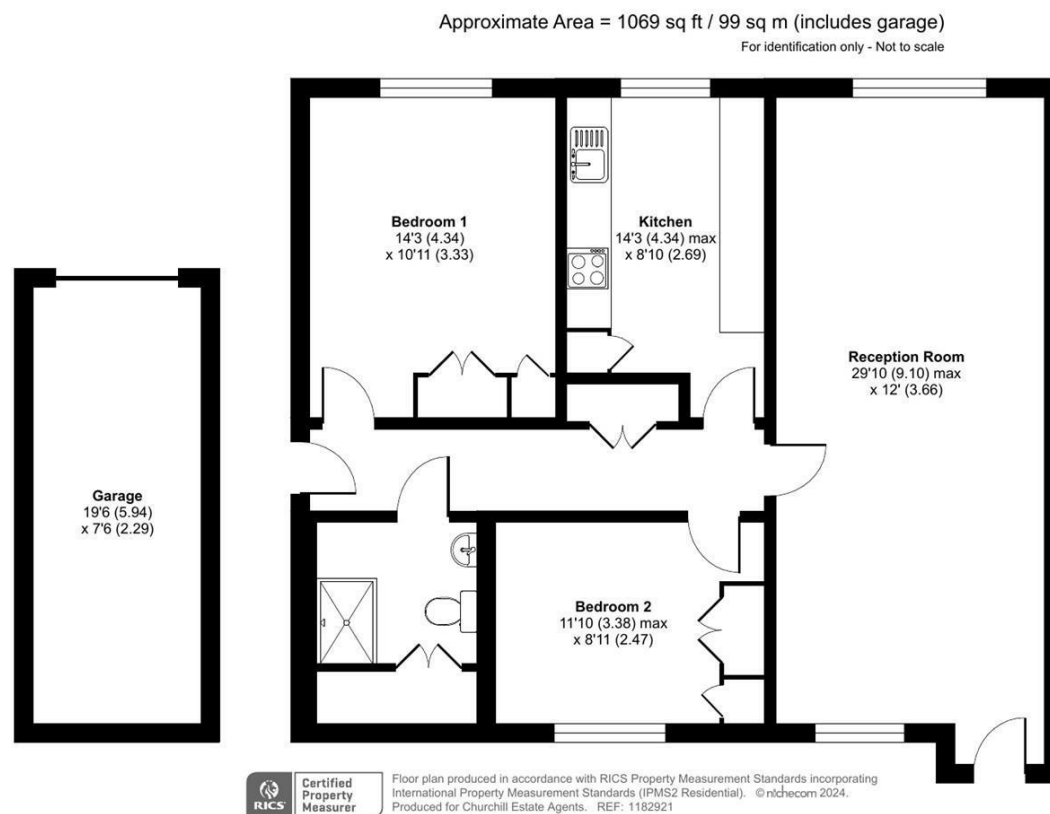


Key Information

150 year lease from 1988

No Ground Rent payable

Service charge £6,029 per annum. (Year Ending 1st Jan 2025)



EPC Rating: D

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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