



9 Richmond Court, Towcester, Northamptonshire, NN12 6DT

HOWKINS &
HARRISON

9 Richmond Court, Towcester,
Northamptonshire, NN12 6DT

Guide Price: £110,000

A delightful one bedroom apartment situated in the popular Richmond Court Retirement Development in the centre of Towcester and within easy walking distance of the many amenities on offer in the town. Designed for residents aged 55+ the apartment is fitted with a 24 hour emergency call system and benefits from communal gardens and resident parking.

Features

- Retirement property age 55+
- First floor apartment
- One bedroom
- Sitting/dining room
- Kitchen
- Bathroom
- Communal gardens
- Parking
- Energy rating C



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



Accommodation

This first floor apartment is well situated on the Richmond Court development in the centre of Towcester and within easy reach of the amenities on offer in the town. Offering one bedroom, a sitting/dining room, bathroom and fitted kitchen, the property has use of the communal gardens and laundry room. The property further benefits from a 24 hour emergency call system and there is guest accommodation within Richmond Court that can be booked in advance via the development manager. There is an external store cupboard in the covered area by the front door and a large storage cupboard within the sitting/dining room.

Outside

The apartment is situated at the front of the development and approached via a gated pathway leading to the front door. The path also leads to the communal gardens and residents parking area.

Agents note

We are advised that there are 63 years remaining on the lease. The ground rent is £50pa and service charge, which includes building insurance, is approximately £2,600pa.

Viewing

Strictly by prior appointment via the selling agents.
Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

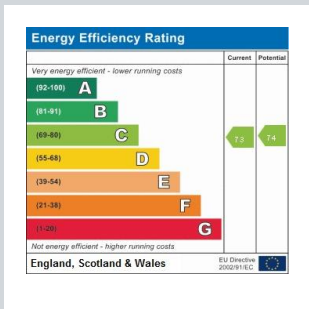
Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - A



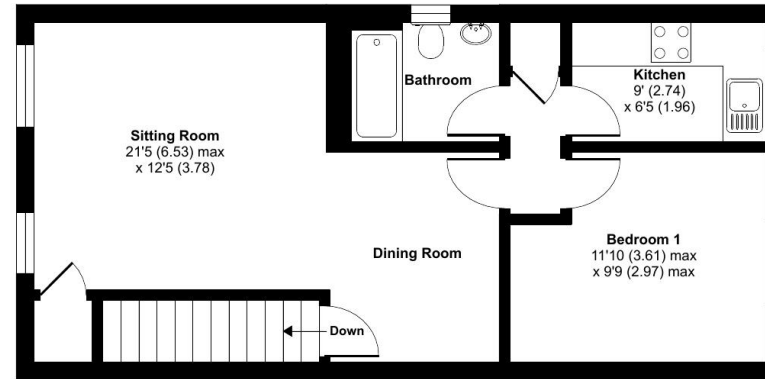
Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

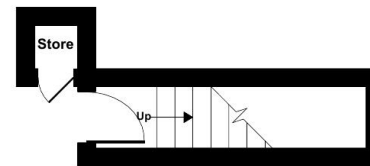
Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Richmond Court, Towcester, NN12

Total = 565 sq ft / 52.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2021. Produced for Howkins & Harrison. REF: 825299

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.