



Foscote Apartment, 16 Gilbert Scott Court, Towcester, Northamptonshire, NN12 6DX

HOWKINS &
HARRISON

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Guide Price: £150,000

This historic Victorian building set within easy walking distance of the thriving Towcester town centre, was converted in 1986. Originally the workhouse, and now divided into houses and apartments, we are offering this top floor one bedroom flat known as Foscote Apartment for sale. Presented in good condition, the stylish flat retains many original features and benefits from one parking space along with communal gardens.

Features

- Grade II Listed
- Top floor apartment
- One bedroom
- Kitchen/dining/sitting room
- One car parking space
- Communal gardens
- Communal entrance hall
- Approx 961 years lease remaining



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 rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Accommodation

The accommodation extends to entrance hall, bathroom, bedroom and an open plan kitchen/dining/sitting room area. The kitchen has a range of fitted units and integrated appliances.

Outside

Gilbert Scott Court is set within easy walking distance of the facilities available in Towcester town centre. There is a communal entrance hall on the ground floor with stairs rising to the apartments. Outside are communal gardens and one parking space.

Leasehold

The lease was created 24th June 1986 for the term of 999 years. Approximately 961 years remaining.

Agents Note

We believe the management charges to be £966 per annum, however we recommend your advisors seek confirmation on this before making a binding commitment to purchase

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	12	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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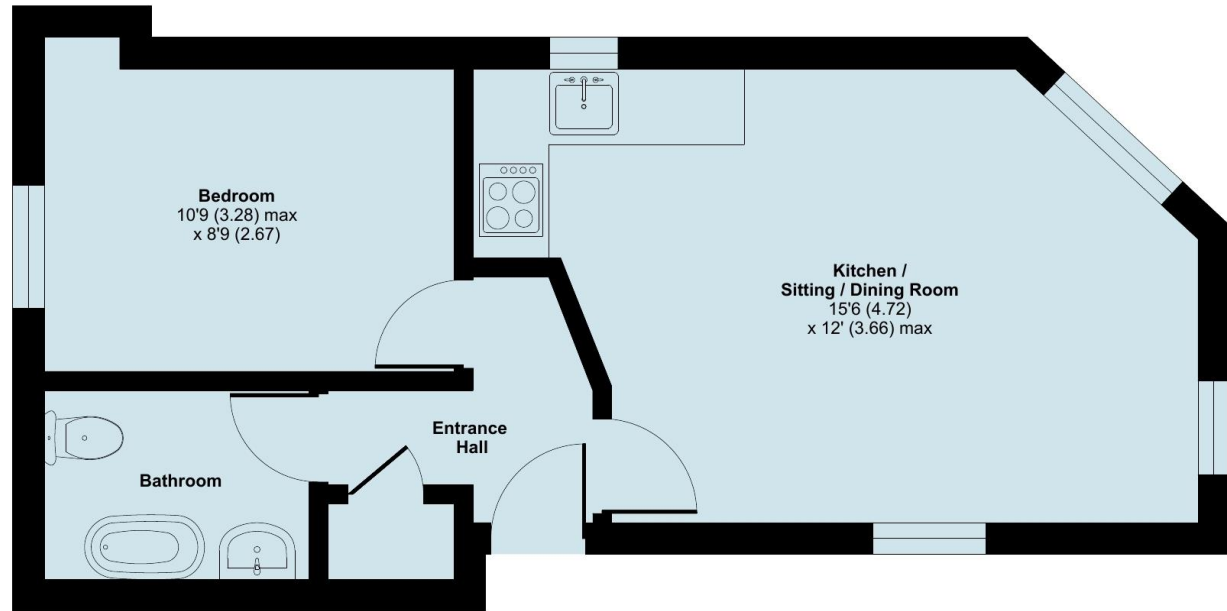
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Gilbert Scott Court, Towcester, NN12

Approximate Area = 373 sq ft / 34.7 sq m

For identification only - Not to scale



THIRD FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Howkins & Harrison. REF: 1176884

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.



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