



Flat 7, 152 Watling Street East, Towcester, Northamptonshire, NN12 6DB

HOWKINS &
HARRISON

Flat 7, 152 Watling Street East
Towcester, Northamptonshire
NN12 6DB

Guide Price: £190,000

A beautifully presented, one bedroom, first floor apartment, centrally located in this historic Grade II Listed building. The property has a communal entrance hall, stairs & landing, hallway, kitchen / dining / living room, bedroom and bathroom. There is one allocated parking space within a gated, private parking area.

Features

- First Floor Apartment
- One bedroom
- Living / Kitchen / Dining Room
- Bathroom
- Well appointed & beautifully presented
- One allocated Parking space
- Historic Grade II Listed building
- Leasehold with 149 years remaining
- Town Centre location
- EPC 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 rugby, hockey, tennis, netball and cricket at the nearby Towcesterians 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.



Ground Floor

The communal entrance hall can be accessed from either the Watling Street, or the private, gated car parking area, with stairs rising to the first floor.

First Floor

The communal landing opens into the hallway, which has a cloaks cupboard housing the electric boiler fed by the air source heat pump serving radiators. There is a beautiful, open plan, living / kitchen / dining room with two large windows. The master bedroom also boasts a picture window, whilst the shower room is well appointed.

Outside

There is one allocated parking space accessed via a substantial, remote controlled, sliding gate.

Outside

The property is offered on a leasehold basis, with 149 years remaining on the lease. The annual ground rent is a peppercorn.

The service charge is £1,500 per annum to include maintenance of the communal areas. We advise any purchaser to confirm these details with their legal advisor.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

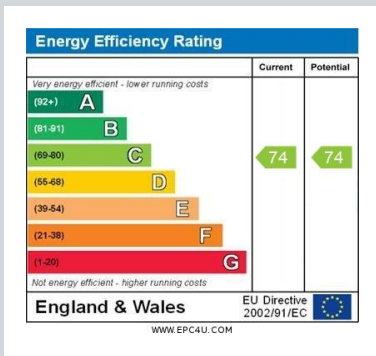
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: 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 and drainage services.

Local Authority

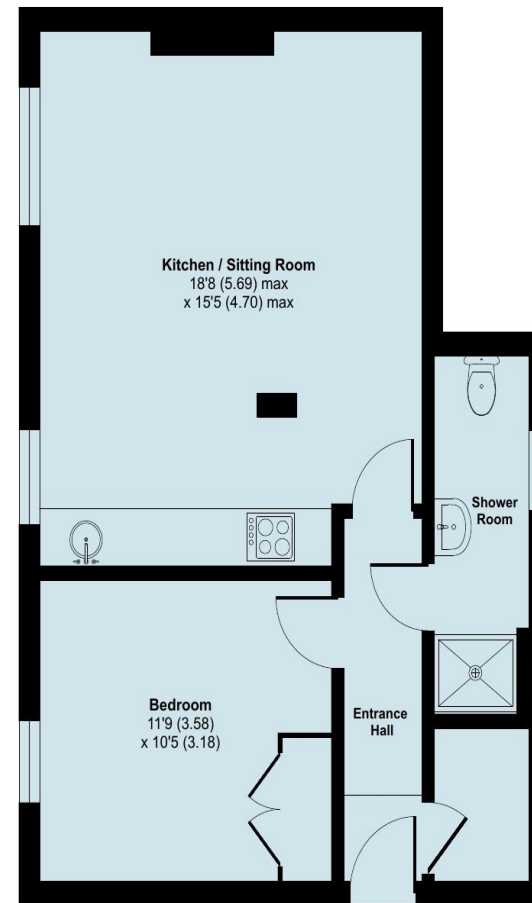
West Northamptonshire Council – 0300 126 7000



Watling Street East, Towcester, NN12

Approximate Area = 539 sq ft / 50 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Howkins & Harrison. REF: 1182172

Howkins & Harrison

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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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