



31 Alchester Court, Towcester, Northamptonshire, NN12 6RL

HOWKINS &
HARRISON

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Northamptonshire, NN12 6RL

Guide Price: £220,000

A beautifully presented top-floor apartment located in the very centre of Towcester, offering views over the town from the well appointed accommodation. Located on the second floor, the apartment offers an entrance hall, live-in kitchen / dining / sitting room with Juliet balcony, master bedroom with en-suite, second double bedroom and another bathroom. There is a large single garage, one allocated parking space and guest parking on a first come / first served basis.

Features

- Top floor apartment
- Two double bedrooms
- Two bathrooms
- Live-in kitchen / dining / sitting room
- Juliet balcony with Town views
- Large single garage
- One allocated parking space
- 125 Year Lease from January 2006
- Great condition & beautifully presented
- 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 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 well maintained communal hallway, landings and stairs are accessed via doors front and back with intercom buzzers. On entering the apartment there is an entrance hall with two storage cupboards. The recently renovated live-in kitchen / dining / living room is well appointed with a Juliet balcony with Town views. The master bedroom has an en-suite shower room, there is another double bedroom and a further bathroom, also recently refurbished.

Outside

There is one allocated parking space, a large single garage, and guest parking on a first come / first served basis.

Leasehold

We understand the lease was created on 1st January 2006 for a period of 125 years.

The payment for Ground Rent and Buildings Insurance is currently £298.57 pa, Management charges are currently £1,111.36 pa.

We strongly recommend your legal advisors clarify this information before final 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.

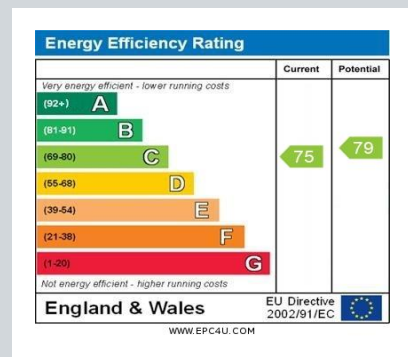
Services

The following services are connected to this property: 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. The property benefits from a smart heating system.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - B



Howkins & Harrison

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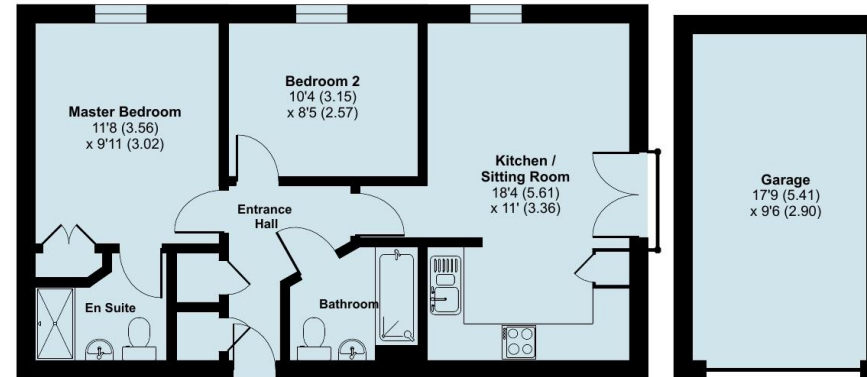
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Approximate Area = 592 sq ft / 55 sq m

Garage = 161 sq ft / 15 sq m

Total = 753 sq ft / 70 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Howkins & Harrison. REF: 1192396

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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