



73 Alchester Court, Towcester, Northamptonshire, NN12 6RL

HOWKINS &
HARRISON

73 Alchester Court, Towcester,
Northamptonshire, NN12 6RL

Guide Price: £196,000

Conveniently situated within the very centre of Towcester, this delightful, top-floor apartment is beautifully presented throughout. The accommodation includes an entrance hall, live-in kitchen/dining/living room, two bedrooms and a bathroom. There is one allocated parking space and guest parking on a first come/first served basis.

Features

- Beautifully presented apartment
- Located on the top floor
- Two bedrooms
- Family bathroom
- Live in Kitchen/dining/living room
- One allocated parking space
- 125 Year Lease from January 2006
- Energy rating D



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 communal hallway, landing and stairs are accessed through a door fitted with intercom buzzer. The entrance hall, which benefits from a large storage cupboard, leads to the live-in kitchen/dining/living room, master bedroom with fitted wardrobes, a further bedroom and family bathroom.

Outside

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

Leasehold

We understand the lease commenced in January 2006 for a period of 125 years. The payment for annual Ground Rent is currently £134.26 and payment for annual Service Charge is currently £941.20. 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.

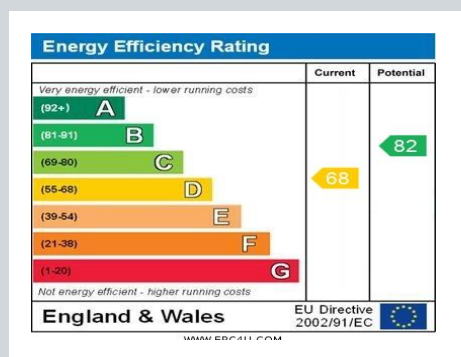
Services

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.

Local Authority

West Northamptonshire Council – 0300 126 7000

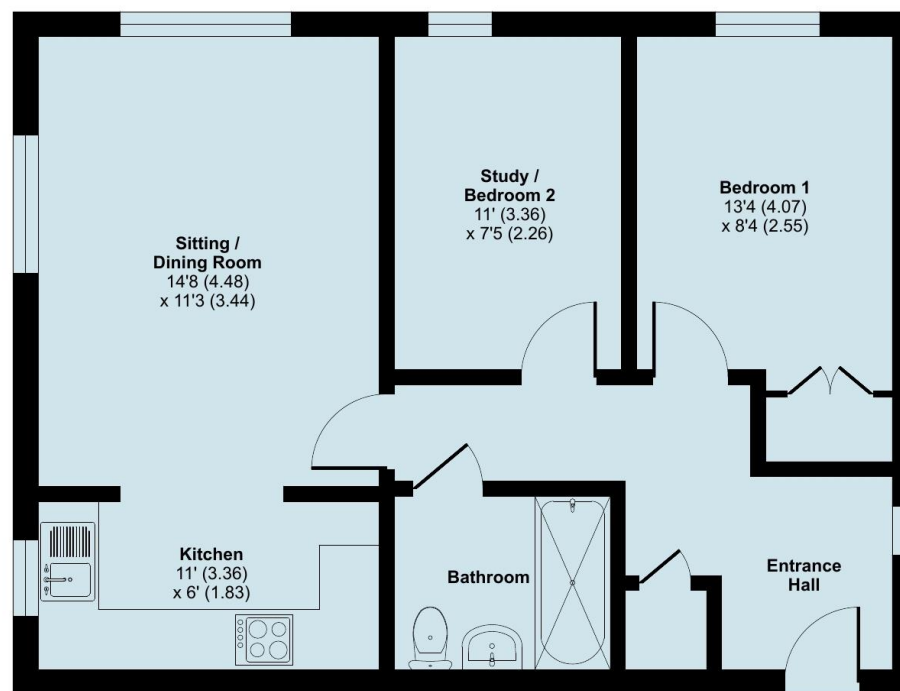
Council Tax Band - B



Alchester Court, Towcester, NN12

Approximate Area = 578 sq ft / 53.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1210500

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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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