



25 Alchester Court, Towcester, Northamptonshire, NN12 6RL

HOWKINS &  
HARRISON



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Northamptonshire, NN12 6RL

Guide Price: £189,950

This beautifully presented, ground floor apartment is conveniently situated in the centre of Towcester, within easy reach of the many amenities on offer. The accommodation includes an entrance hall, live-in kitchen/dining/living room, two spacious bedrooms and a family bathroom. There is an allocated parking space and guest parking on a first come/first served basis.

#### Features

- Beautifully presented apartment
- Located on the ground floor
- Two bedrooms
- Family bathroom
- Live-in kitchen/dining/living room
- One allocated parking space
- 125 Year Lease from January 2006
- Within easy reach of many amenities
- 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 Towcesters 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 is accessed through a door fitted with intercom buzzer. Located on the ground floor, the accommodation includes an entrance hall with storage cupboards, leading to the live-in kitchen/dining/living room, master bedroom with fitted wardrobes, second bedroom and family bathroom.

## Outside

There is one allocated parking space, and further guest parking.

## Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.

## Leasehold

We understand the lease commenced in January 2006 for a period of 125 years. The payment for annual Ground Rent is currently £124 and payment for annual Service Charge is currently £1047. 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 Tel: 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

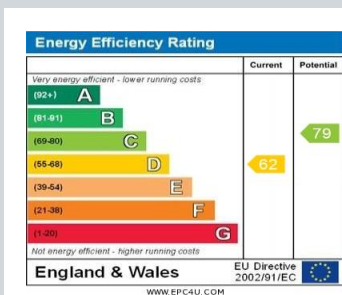
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Leasehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B



## Howkins & Harrison

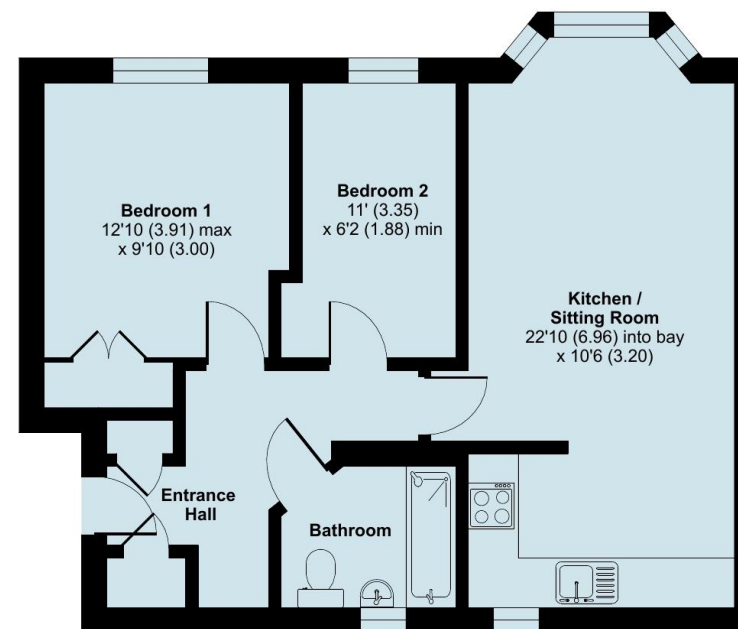
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## Alchester Court, Towcester, NN12

Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1272990

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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