



26 Malthouse Court, Towcester, Northamptonshire, NN12 6UY

HOWKINS &
HARRISON

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Northamptonshire, NN12 6UY

Guide Price: £280,000

Designed for retirement living, this first floor, two double bedroom property is conveniently situated within easy walking distance of the many amenities of Towcester High Street, in the sought-after development of Malthouse Court and is in excellent condition. The property benefits from spacious accommodation, excellent storage, views across open countryside, a balcony, well-maintained communal gardens, and a single garage. For peace of mind, security features include an entry phone system, 24 hour emergency careline service and managers on-site. In addition, there are locks on all windows and a smoke alarm is fitted.

Features

- Age 55+, designed for retirement living
- Two double bedrooms
- Sitting/dining room and separate kitchen
- Shower room with low level shower tray
- 24 hour emergency careline and on-site manager
- Balcony with views across open countryside
- Communal gardens
- Guest suite
- Single garage
- Sociable and well behaved domestic pets are welcome
- Energy rating D



Accommodation

Presented in excellent condition throughout, this two-bedroom first floor flat is entered via a communal entrance which leads to an entrance hall. From this are stairs and a Stannah lift leading to both the landing and front door of the apartment.

Within the property is an entrance hall, which opens on to two double bedrooms, both with fitted wardrobes, a spacious sitting/dining room and a large, refitted shower room featuring a low level shower tray, grab handle and one-touch operated shower. The kitchen, accessed via a door from the sitting room, offers a waist-height oven/grill and separate ceramic hob, as well as easy access pan drawers and space for a fridge freezer, washing machine and dishwasher. A glazed door opens from the sitting room on to the balcony which overlooks the communal gardens.

Throughout, the windows are positioned to maximise views when seated. A large cupboard in the hall provides additional storage and there is also loft space accessed by a loft ladder.

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.



Outside

The development is approached via a private road and has free parking to offer for both residents and visitors. A pathway leads to the front door of the main communal entrance and flows through to the gardens. The gardens surrounding the development are landscaped and consist of lawns, borders with mature shrubs and trees and seating areas for residents.

To the rear of the property is a south-east facing wooden balcony from which there are views across to the allotments and the Water Meadows. The property also has a single garage and access to the fully equipped laundry room, the use and cost of which are included in the service charge. A guest flat is also available for visitors.

Agents Note

Retirement development for over 55's only. There are currently 113 years left on the lease. The annual service charge for 2025 is £6,980, paid per quarter, and includes:

- 24 hour emergency careline and on-site managers
- Upkeep of communal gardens
- Cleaning and maintenance of communal areas, and fabric of the building
- Use of a fully equipped laundry room
- Building insurance
- Cost of all water used and the associated sewerage charge
- Bin management.

Viewing

Strictly by prior appointment via the selling agents.
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

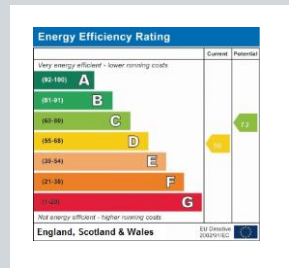
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Leasehold: 113 years remaining

Local Authority

West Northamptonshire Council – 0300 126 7000

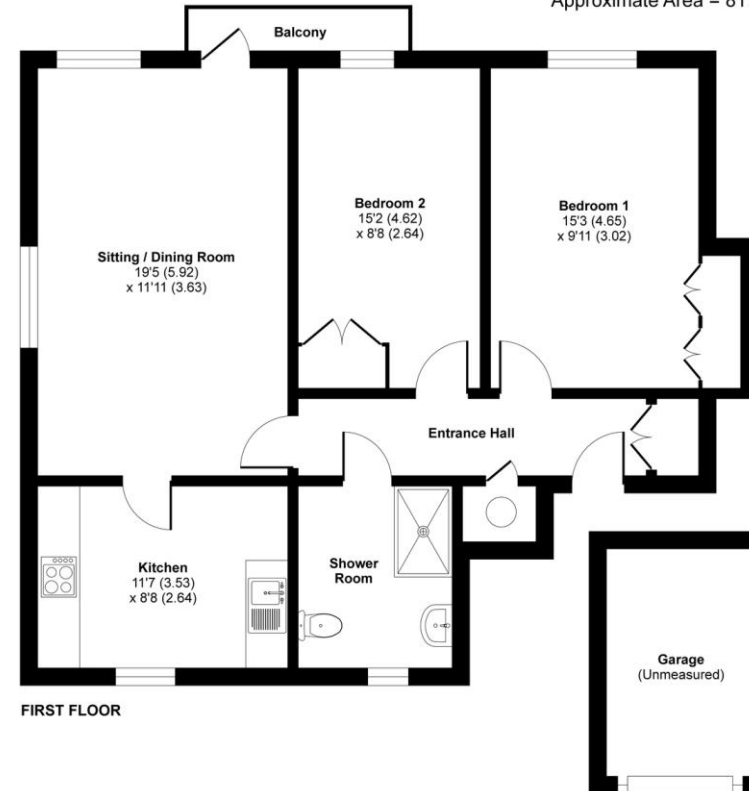
Council Tax Band - E



Malthouse Court, The Lindens, Towcester, NN12

Approximate Area = 817 sq ft / 76 sq m (excludes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021.
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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.