



4 Baden Powell Crescent, Towcester, Northamptonshire, NN12 6DS

HOWKINS &  
HARRISON



4 Baden Powell Crescent,  
Towcester, Northamptonshire,  
NN12 6DS

Guide Price: 160,000

Presented with no onward chain, this spacious first-floor maisonette is well situated within the popular Market Town of Towcester. The accommodation includes a kitchen, sitting/dining room with a balcony, two bedrooms and a family bathroom. Outside, the property further benefits from a mature garden.

#### Features

- No onward chain
- Well located first-floor maisonette
- Private entrance
- Two generous bedrooms
- Family bathroom
- Kitchen
- Sitting/dining room with balcony
- Mature garden
- Leasehold- 83 years, 10 months remain
- 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

Entered via its own door with stairs rising to the first floor, this property offers a hallway, sitting/dining room with a door to the balcony, kitchen, bathroom, two bedrooms, and a large walk-in storage cupboard.

## Outside

Entered via a timber gate at the side of the block is a mature 'L' shaped garden with a large, paved area.

## Agents Note

The property is a leasehold property with approximately 83 years remaining of a 125 year lease. We believe the service charge to be £315.60 paid annually, with a ground rent of £10, also paid annually. Please speak to the agent for further details.

Please note: Photographs containing furniture have been created using AI for the purposes of property presentation.



## 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

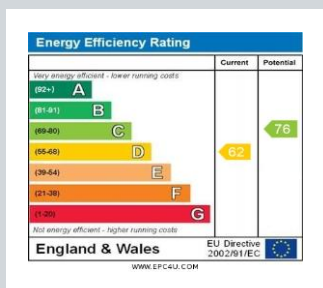
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Leasehold

## Local Authority

West Northamptonshire Council – Tel: 0300- 1267000.

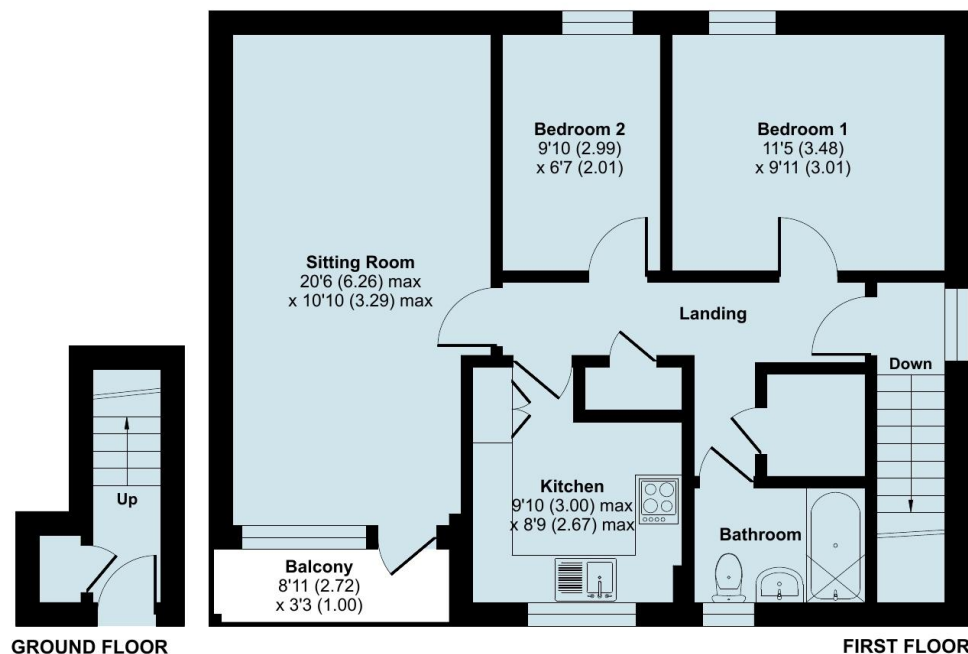
Council Tax Band – A



## Baden Powell Crescent, Towcester, NN12

Approximate Area = 709 sq ft / 65.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1389031

## 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.