



Not for marketing purposes INTERNAL USE ONLY

Malthouse Court
Towcester

Malthouse Court Towcester NN12 6UY

for sale
£375,000



Property Description

Connells are delighted to bring to the market a bright and spacious three-bedroom cottage with private patio garden, parking and garage, situated within the sought-after Malthouse Court development, close to Towcester town centre for over 55's.

Malthouse Court is a peaceful courtyard development set on the site of a former brewery, approached through an impressive stone archway from Watling Street and surrounded by beautifully maintained gardens adjoining open countryside.

The property benefits from oak flooring to the hall, lounge and dining room, with all windows and external doors replaced in 2016. Accommodation comprises an entrance hall, downstairs shower room, sitting room, dining room and kitchen. Upstairs are three generous bedrooms and a further shower room. There is also a garage.

Residents enjoy on-site services including a Resident Estate Manager, guest suite, laundry facilities and communal gardens, all within easy walking distance of Towcester's shops, markets and amenities, including Waitrose.

Leasehold: 150-year lease from 1988. No ground rent.

Age restriction: 55+.

Entrance Hall

Bright spacious entrance hall with doors leading to accommodation, understairs storage cupboard and stairs rising to first floor. Wood Laminate flooring.

Shower Room

WC, Sink and walk in shower. Utility Cupboard.

Sitting Room

18' 10" x 13' (5.74m x 3.96m)

Wood Laminate Flooring. Window to front aspect. Glass door to entrance hall and Dining room. Door to kitchen. Radiator.

Dining Room

11' 3" x 9' 3" (3.43m x 2.82m)

Patio door to garden. Wood laminate flooring.

Kitchen

13' 2" x 8' 8" (4.01m x 2.64m)

Wall and base units with Sink and drainer. Space for appliances. Heated towel rail and water softener. Door to garden. Serving hatch to dining room.

Landing

Airing Cupboard and doors to accommodation.

Bedroom One

23' 11" x 12' 10" (7.29m x 3.91m)

Bright and spacious room with window

overlooking front aspect. Built in wardrobes. 2 x Radiators.

Bedroom Two

15' 4" x 8' 11" (4.67m x 2.72m)

Built in wardrobes. Radiator. Window to rear aspect.

Bedroom Three

11' 5" x 12' 2" (3.48m x 3.71m)

Built in wardrobes. Radiator. Window to rear aspect.

Family Bathroom

Window to rear aspect. Close sink and WC unit. Large walk in shower. Towel rail.

Outside

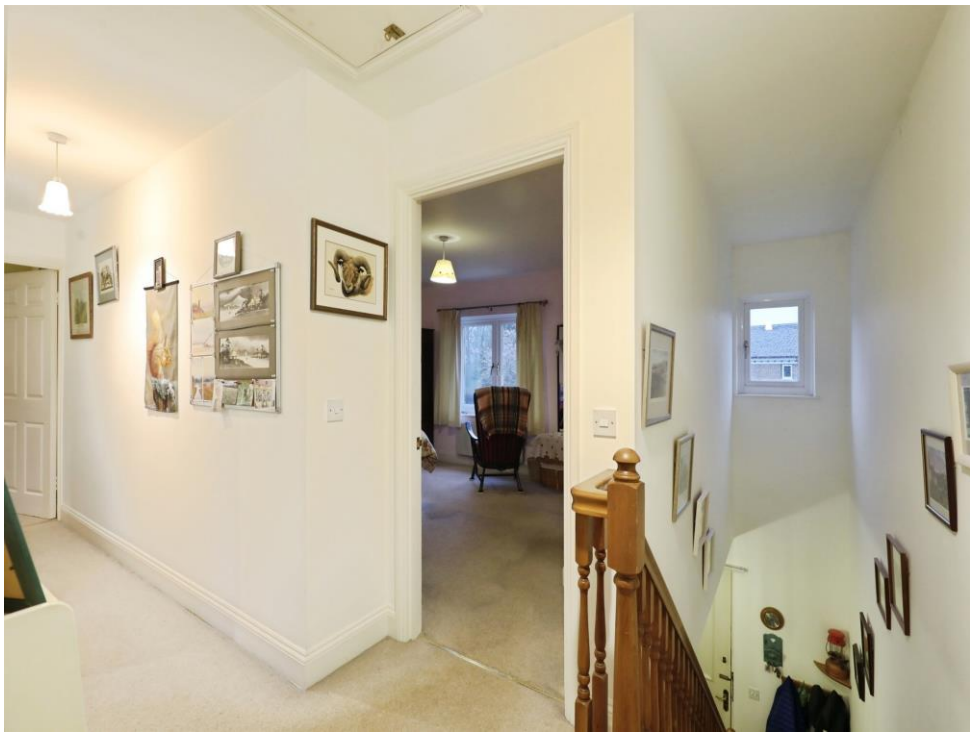
Rear Garden

Mainly laid to patio. Side access gate. Rear Access to garage.

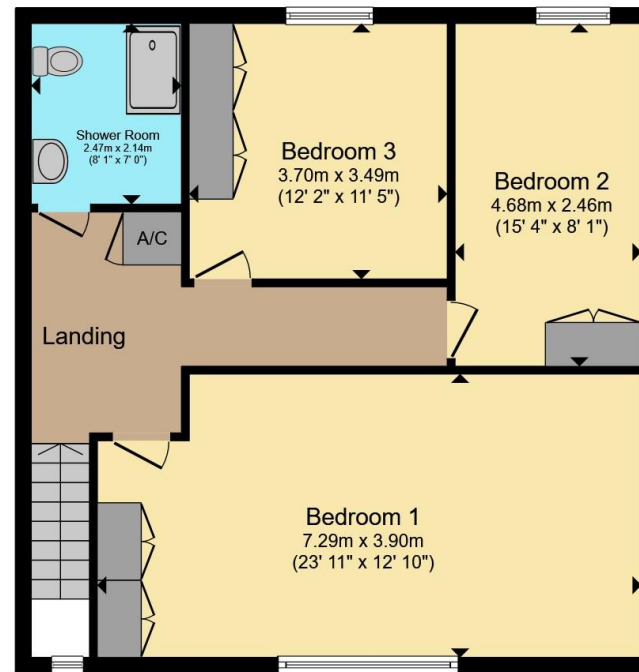
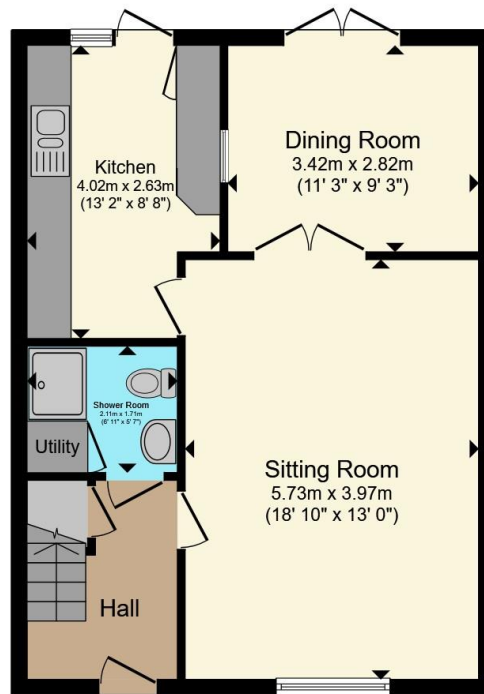
Garage

Up and over garage door.









Ground Floor

First Floor

Total floor area 125.1 m² (1,346 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: E Council Tax
Band: F

Service Charge:
6980.00

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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