



18 Fusilier Way, Weedon, Northamptonshire, NN7 4TH

HOWKINS &  
HARRISON

18 Fusilier Way, Weedon,  
Northamptonshire, NN7 4TH

Guide Price: £187,500

A well-presented two bedroom top floor apartment sold with no upward chain, situated in the desirable Weedon Bec, with far reaching views over rolling countryside and conveniently placed within walking distance of local amenities, including off road parking for two vehicles.

### Features

- Sold with no upward chain
- Far reaching countryside views
- Ideal first buy or investment purchase
- Two double bedrooms with en-suite to master
- Spacious lounge/diner and fitted kitchen
- Good road links and local amenities
- Allocated parking for two vehicles
- Good storage space
- Gas central heating
- Energy Rating - C



## Location

The property is situated a stone's throw from "The Depot" formerly known as "The Royal Ordnance Depot" in the heart of the picturesque village of Weedon Bec. The village of Weedon is located in the junction of the A5 Watling Street and the A45 with the M1. (Junction16) about three miles distant, with easy access to train links from Long Buckby, Northampton and Milton Keynes. Amenities include primary school, doctor's surgery, dentist, general store, and parish Church. The history of this village makes it highly regarded and a sought after village to live in.

## Lease Details

There is 125 years remaining on the lease.  
The ground rent is £250 per annum.  
The service charge is £83pcm.



## Accommodation

The property is entered via a secure communal entrance with intercom system, stepping into the hallway leading to all respective rooms, the spacious lounge/diner allows ample light with stunning views over the Northamptonshire countryside, adjoining the fitted kitchen with modern base level and wall mounted units and worksurfaces incorporating one and a half stainless steel sink, electric oven with gas hob and extractor over, integrated washer/dryer, and space for freestanding fridge/freezer. There are two double bedrooms with the master benefitting from built-in wardrobes and en-suite, and family shower room with standing shower, WC and wash basin.

## Outside

There is allocated off road parking for two vehicles and the grounds surrounding the building is carefully looked after, including mainly laid to lawn communal space enclosed by a shrub/tree border.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

## 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.

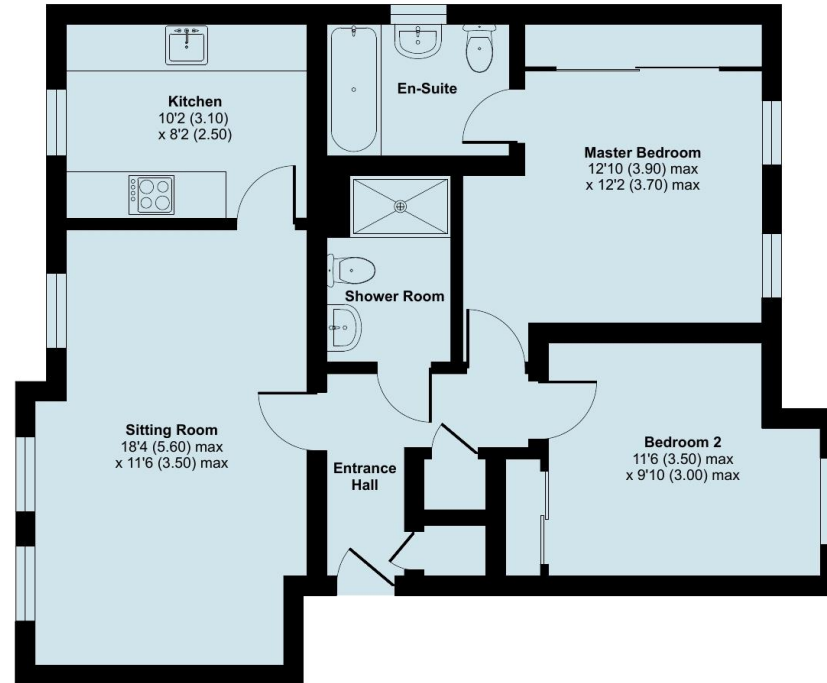
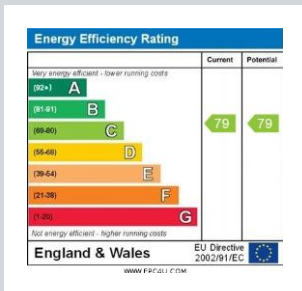
## Services

None of the 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.

## Local Authority

West Northamptonshire Council

## Council Tax Band - B



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Howkins & Harrison. REF: 1197480

## Fusilier Way, NN7

Approximate Area = 749 sq ft / 69.6 sq m

For identification only - Not to scale

## 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.