



16 Fusilier Way, Weedon, Northamptonshire, NN7 4TH

HOWKINS &
HARRISON

16 Fusilier Way, Weedon,
Northamptonshire, NN7 4TH

Guide Price: £183,750

A well-presented two bedroom first 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 village of Weedon is located in the junction of the A5 Watling Street and the A45 with the M1. (Junction16) about three miles distant. 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 101 years remaining on the lease
The service charge is £983.83 per annum
The ground rent is £250 per annum

Agents Note

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



Accommodation

The property is accessed via a secure communal entrance with an intercom system, leading into a welcoming hallway that connects all rooms. The spacious lounge/diner is filled with natural light and offers lovely views over the picturesque Northamptonshire countryside. It adjoins a well-appointed kitchen, featuring modern base and wall units, generous worksurfaces incorporating one and a half sink, electric oven with gas hob and extractor over, washer, dishwasher, and freestanding fridge/freezer. There are two comfortable double bedrooms, both benefitting from built-in wardrobes and a private en-suite to the master. A well-maintained family shower room completes the home, fitted with a 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.

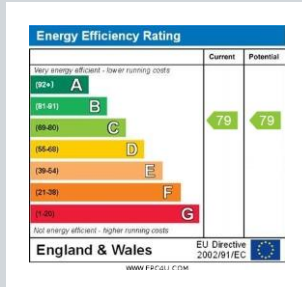
Services

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-Tel:0300-126700

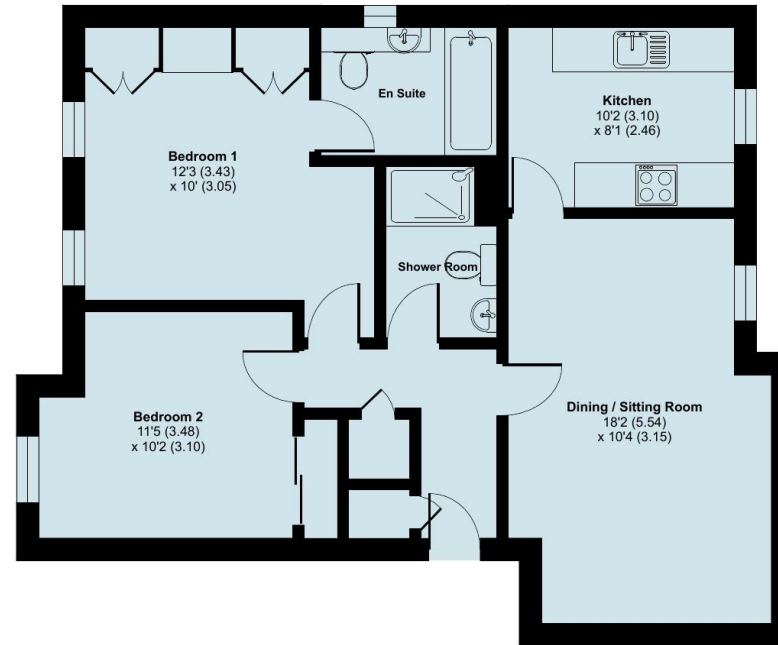
Council Tax Band - B



Fusilier Way, Weedon, Northampton, NN7

Approximate Area = 737 sq ft / 68.5 sq m

For identification only - Not to scale



FIRST 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: 1294237

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