



5 Makepeace House, Eastfields, Braunston, Northamptonshire, NN11 7JN

HOWKINS &  
HARRISON



5 Makepeace House, Eastfields,  
Braunston, Northamptonshire,  
NN11 7JN

Guide Price: £147,995  
Leasehold

A well-presented second-floor apartment with allocated parking situated in Braunston, suitably located within walking distance of local amenities, ideal for an investment purchase or first time buy.

#### Features

- One double bedroom
- Lounge/diner
- Upvc double glazing
- Allocated parking
- Second floor apartment
- Local amenities
- EPC Rating - D



## Location

The well-appointed village of Braunston sits on a hill above the A45 and at the historic junction of the Grand Union Canal and the Oxford Canal. The village offers a wide range of amenities, including several welcoming pubs (The Boathouse, The Admiral Nelson, The Old Plough, and The Wheatsheaf), a village shop with Post Office services, a fish and chip shop, hairdressers, a butchers, and a primary school.

At the heart of the village stands All Saints' Church, often called the "Cathedral of the Canals." Its striking spire is a well-known landmark, visible from both road and canal, and draws many visitors. Nearby, Braunston Marina is a popular destination, renowned for its beauty and its vibrant boating community. It regularly hosts events, including the annual Braunston Historic Narrowboat Rally, attracting enthusiasts from across the country.

The village benefits from excellent transport links, with strong road connections via the A45 and convenient rail services from nearby towns. Sitting on the Northamptonshire/Warwickshire border, Braunston combines rural charm with accessibility, making it a highly sought-after location.



## Accommodation

Accessed via a solid entrance door, the second floor apartment opens into a good-sized hallway featuring laminate flooring, a built-in airing cupboard, radiator, decorative coving, loft hatch access, and panelled doors leading to lounge/dining room, bedroom one and the bathroom. The bright and spacious lounge/dining room benefits from dual-aspect windows to the front and side, allowing plenty of natural light, and is finished with laminate flooring and two radiators. An open archway leads into the kitchen. The fully fitted kitchen offers a range of wall and base units with complementary work surfaces, incorporating a built-in oven, hob, and extractor hood. There is plumbing for both a washing machine and dishwasher, space for a fridge/freezer, and a front-facing window.

The family bathroom comprises a modern three-piece white suite including a low-level WC, pedestal wash hand basin, and panelled bath with shower over, with tiling to splashback areas.

The generously sized bedroom enjoys dual-aspect windows and laminate flooring, creating a light and comfortable space.

## Outside

There is allocated parking for one vehicle.

## Lease Details

There is 79 years remaining on the lease. The ground rent is £250 per annum. The service charge is £1900 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.

## Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	65	68
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

www.epc4u.com

## Howkins & Harrison

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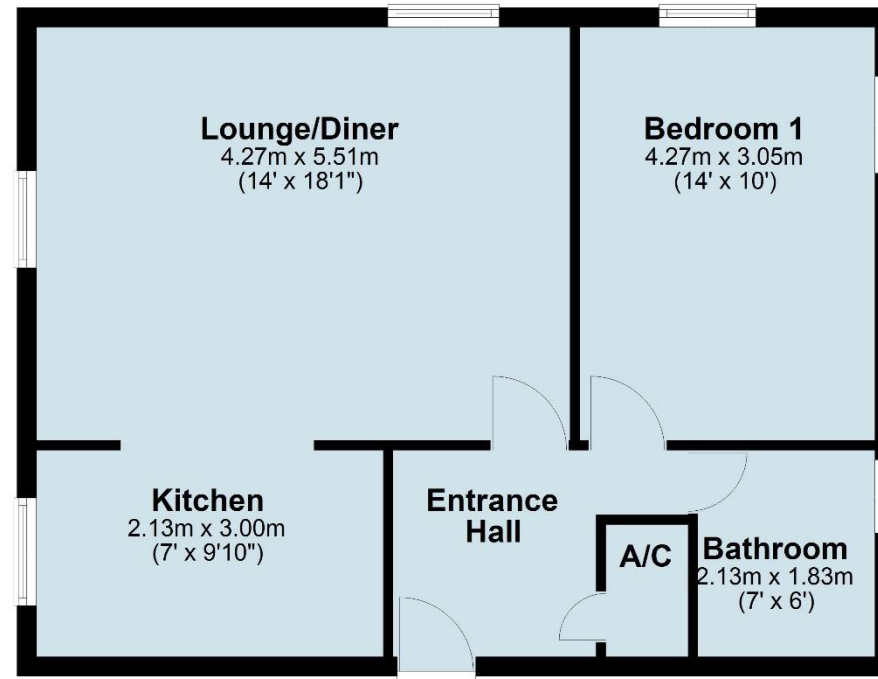
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## Ground Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



Total area: approx. 55.0 sq. metres (592.4 sq. feet)

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.