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Moat House

Northampton Road

Towcester

The final phase of the prestigious award winning Moat Lane Regeneration project are these purpose-built one and two bedroom apartments, located in the heart of Towcester yet just a few yards from open countryside. Built by Clayson Country Homes, Moat House boasts nine two bedroom apartments, four of which are duplex, with private front doors and balconies. Eight of the apartments have secure private parking spaces with EV charging points. Available to purchase with projected completions Aug/Sep 2023, this is an ideal opportunity for first-time or investor buyers to purchase a high specification apartment within walking distance of the town centre.

LOCATION: Situated within the heart of this thriving market town and close to Towcester's many amenities including primary and secondary schools, shops, bars and restaurants, doctor and dentist surgeries and the leisure centre. There is good access to the main 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 golf at Whittlebury Hall, Silverstone & Woburn, sailing at Caldecotte Lake, water sports at Willen Lake, local junior sports teams including football, rugby, netball, hockey and cricket and motor racing at the home of the British Grand Prix, Silverstone circuit.



Bartram & Co

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**Flat 30 Moat House, Northampton Road
£264,950 Leasehold**

HALLWAY:

BEDROOM TWO:

CLOAKROOM:

FIRST FLOOR LANDING:

LIVING AREA:

BALCONY:

OPEN PLAN KITCHEN:

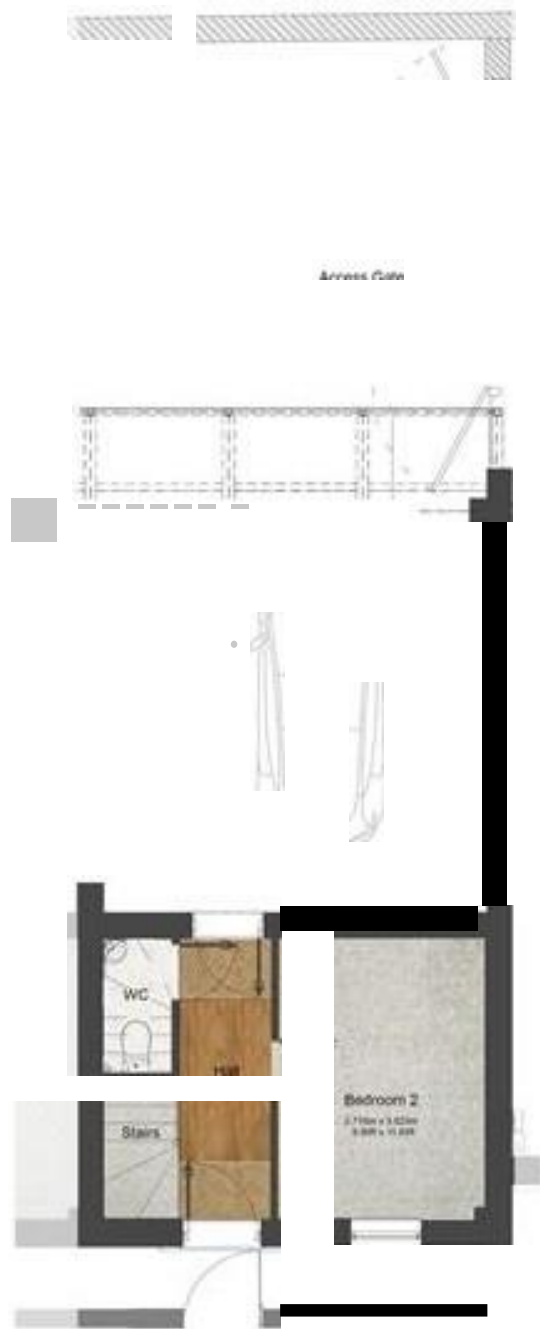
MASTER BEDROOM:

BATH/SHOWER ROOM:

PRIVATE PARKING: This apartment comes with a private parking space at the rear and an EV charge point. The parking area is approached through electric security gates.

AGENTS NOTE: The property is for sale on a Leasehold basis with a new 150 year term. The combined management and service charge is estimated at £125 per month and there is no ground rent. The charge will include buildings insurance and maintenance of the common areas.

RESERVATION: Plots may only be reserved by chain free buyers. Solicitors should be instructed within 72hrs of reservation. If a mortgage is required, we will require proof of funding by way of a mortgage agreement in principle certificate.



Flat 34b Moat House Northampton Road

£254,950 Leasehold

COMMUNAL HALLWAY:

HALLWAY:

OPEN PLAN LIVING/KITCHEN AREA:

MASTER BEDROOM SUITE:

DRESSING AREA:

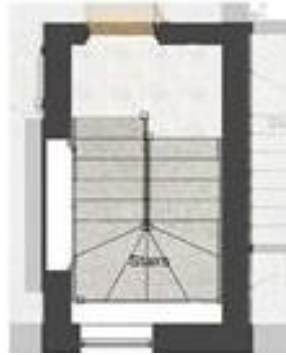
EN-SUITE SHOWER ROOM:

BEDROOM TWO:

BATH/SHOWER ROOM:

RESERVATION: Plots may only be reserved by chain free buyers. Solicitors should be instructed within 72hrs of reservation. If a mortgage is required, we will require proof of funding by way of a mortgage agreement in principle certificate.

AGENTS NOTE: The property is for sale on a Leasehold basis with a new 150 year term. The combined management and service charge is estimated at £125 per month and there is no ground rent. The charge will include buildings insurance and maintenance of the common areas.



Communal First Floor



**Flat 32 Moat House, Northampton Road
£264,950 Leasehold**

HALLWAY:

BEDROOM TWO:

CLOAKROOM:

FIRST FLOOR LANDING:

LIVING AREA:

BALCONY:

OPEN PLAN KITCHEN:

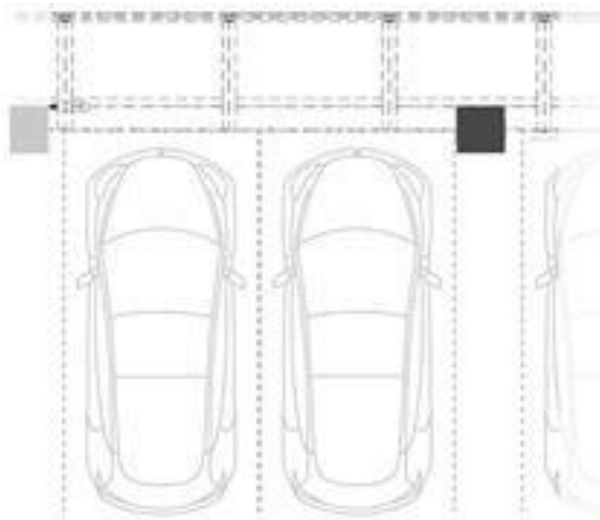
MASTER BEDROOM:

BATH/SHOWER ROOM:

PRIVATE PARKING: This apartment comes with a private parking space at the rear and an EV charge point. The parking area is approached through electric security gates.

RESERVATION: Plots may only be reserved by chain free buyers. Solicitors should be instructed within 72hrs of reservation. If a mortgage is required, we will require proof of funding by way of a mortgage agreement in principle certificate.

AGENTS NOTE: The property is for sale on a Leasehold basis with a new 150 year term. The combined management and service charge is estimated at £125 per month and there is no ground rent. The charge will include buildings insurance and maintenance of the common areas.



Ground Floor



First Floor

**Flat 34 Moat House, Northampton Road
£279,950 Leasehold**

COMMUNAL HALL:

HALLWAY:

LIVING AREA:

KITCHEN/DINING ROOM:

MASTER BEDROOM:

DRESSING AREA:

EN-SUITE SHOWER ROOM:

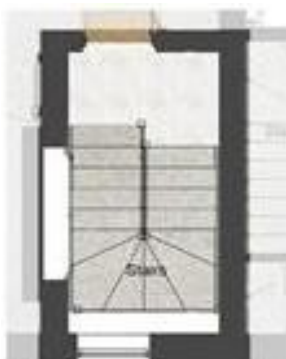
BEDROOM TWO:

BATH/SHOWER ROOM:

PRIVATE PARKING: This apartment comes with a private parking space at the rear and an EV charge point. The parking area is approached through electric security gates.

RESERVATION: Plots may only be reserved by chain free buyers. Solicitors should be instructed within 72hrs of reservation. If a mortgage is required, we will require proof of funding by way of a mortgage agreement in principle certificate.

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Communal First Floor



**Flat 32a, Moat House, Northampton Road
£157,500 Leasehold**

COMMUNAL HALWAY:

HALL:

LIVING AREA:

BALCONY:

OPEN PLAN KITCHEN:

BATH/SHOWER ROOM:

RESERVATION: Plots may only be reserved by chain free buyers. Solicitors should be instructed within 72hrs of reservation. If a mortgage is required, we will require proof of funding by way of a mortgage agreement in principle certificate.

AGENTS NOTE: The property is for sale on a Leasehold basis with a new 150 year term. The combined management and service charge is estimated at £125 per month and there is no ground rent. The charge will include buildings insurance and maintenance of the common areas.



Communal Ground Floor



First Floor

Flat 34a, Moat House, Northampton Road
£259,950 Leasehold

COMMUNAL HALLWAY:

HALLWAY:

LIVING AREA:

OPEN PLAN KITCHEN:

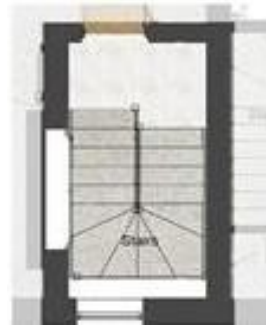
MASTER BEDROOM:

BEDROOM TWO:)

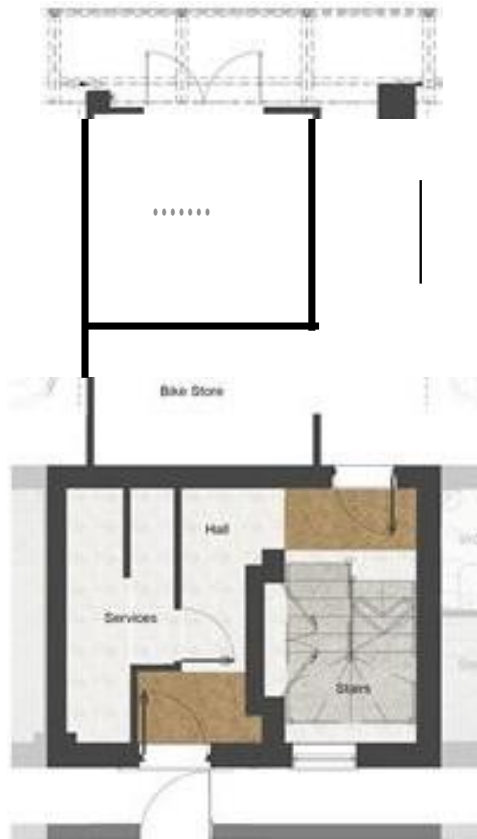
BATH/SHOWER ROOM:

RESERVATION: Plots may only be reserved by chain free buyers. Solicitors should be instructed within 72hrs of reservation. If a mortgage is required, we will require proof of funding by way of a mortgage agreement in principle certificate.

AGENTS NOTE: The property is for sale on a Leasehold basis with a new 150 year term. The combined management and service charge is estimated at £125 per month and there is no ground rent. The charge will include buildings insurance and maintenance of the common areas.



Communal First Floor



Communal Ground Floor



Second Floor

**Flat 38 Moat House, Northampton Road
£264,950 Leasehold**

HALLWAY:

BEDROOM TWO:

FIRST FLOOR LANDING:

LIVING AREA:

BALCONY:

OPEN PLAN KITCHEN:

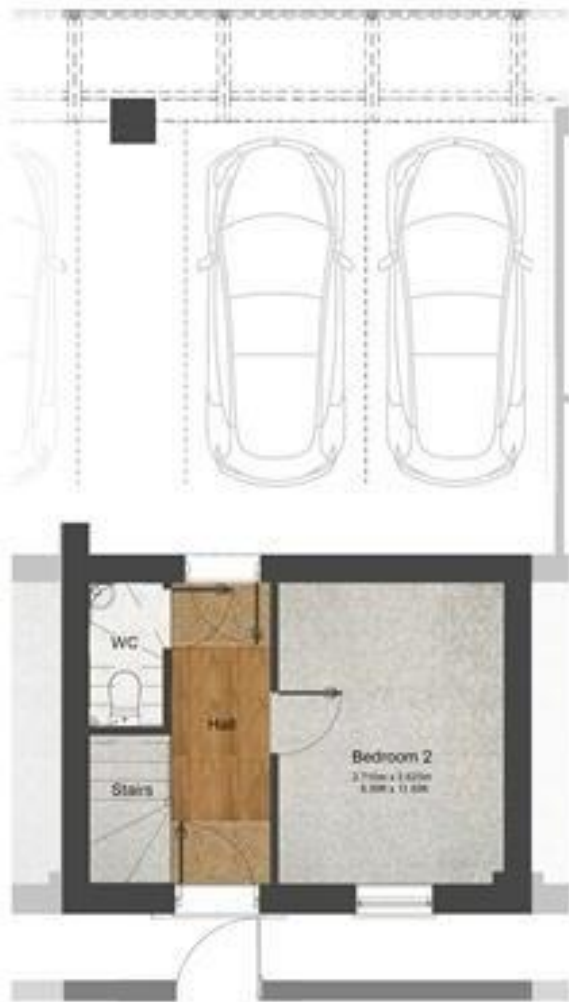
MASTER BEDROOM:

BATH/SHOWER ROOM:

PRIVATE PARKING: This apartment comes with a private parking space at the rear and an EV charge point. The parking area is approached through electric security gates.

AGENTS NOTE: The property is for sale on a Leasehold basis with a new 150 year term. The combined management and service charge is estimated at £125 per month and there is no ground rent. The charge will include buildings insurance and maintenance of the common areas.

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**Flat 36a Moat House, Northampton Road
£269,950 Leasehold**

COMMUNAL HALL:

HALLWAY:

LIVING/KITCHEN/DINING ROOM:

MASTER BEDROOM:

BEDROOM TWO:

BATH/SHOWER ROOM:)

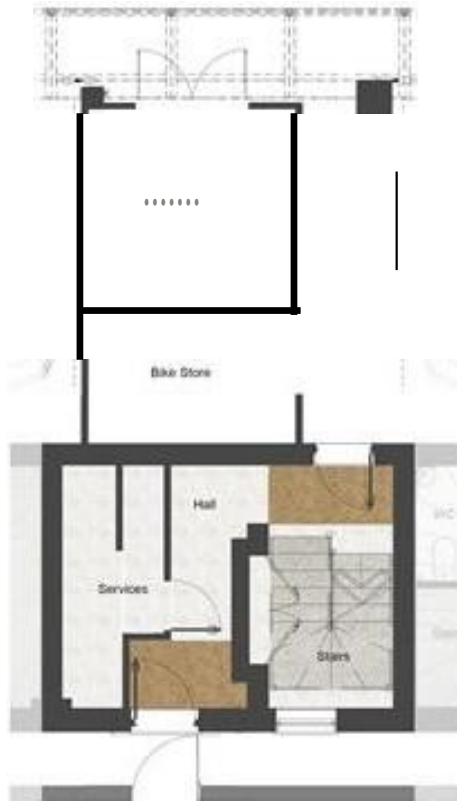
PRIVATE PARKING: This apartment comes with a private parking space at the rear and an EV charge point. The parking area is approached through electric security gates.

RESERVATION: Plots may only be reserved by chain free buyers. Solicitors should be instructed within 72hrs of reservation. If a mortgage is required, we will require proof of funding by way of a mortgage agreement in principle certificate.

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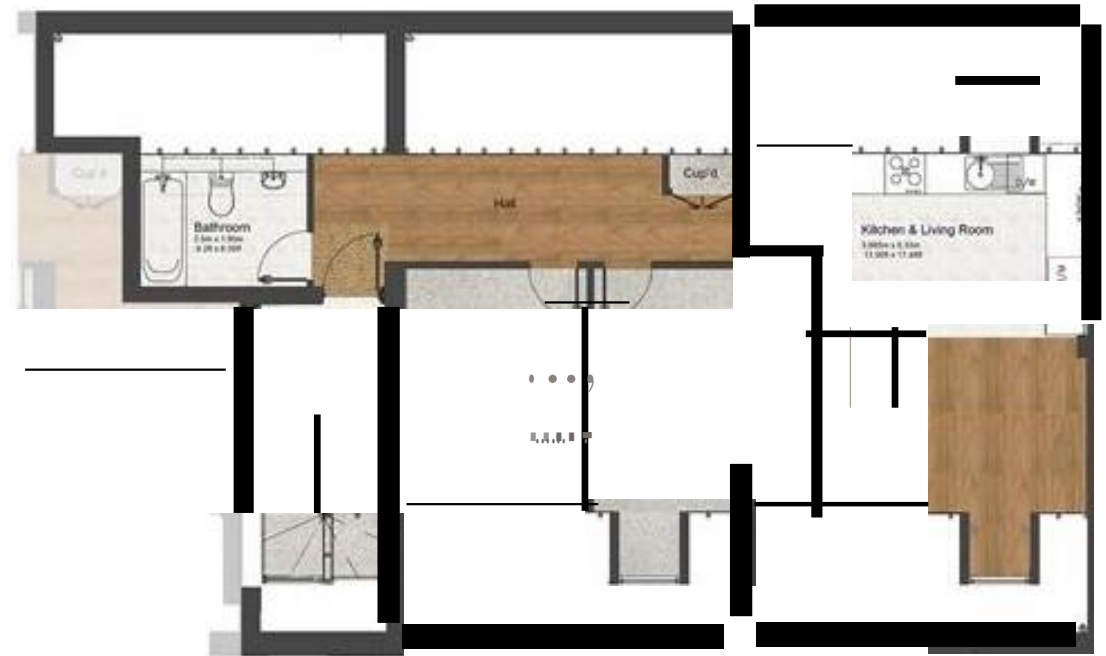
Communal First Floor



Communal Ground Floor



Communal Second Floor



Third Floor

**Flat 40 Moat House, Northampton Road
£264,950 Leasehold**

HALLWAY:

BEDROOM TWO:

CLOAKROOM:

FIRST FLOOR LANDING:

LIVING AREA:

BALCONY:

OPEN PLAN KITCHEN:

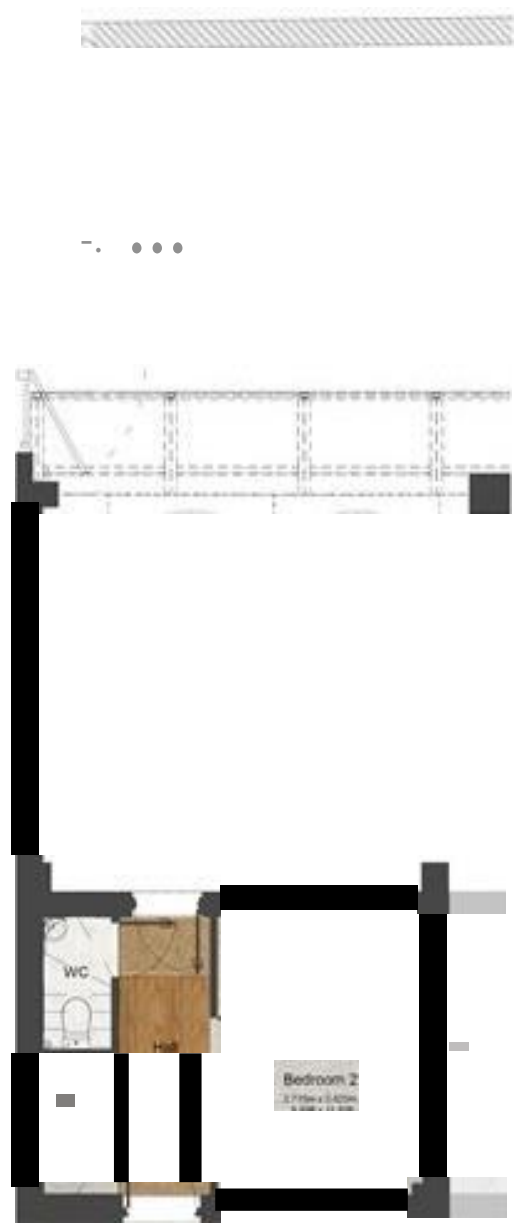
MASTER BEDROOM:

BATH/SHOWER ROOM:

PRIVATE PARKING: This apartment comes with a private parking space at the rear and an EV charge point. The parking area is approached through electric security gates.

RESERVATION: Plots may only be reserved by chain free buyers. Solicitors should be instructed within 72hrs of reservation. If a mortgage is required, we will require proof of funding by way of a mortgage agreement in principle certificate.

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**Flat 36 Moat House, Northampton Road
£274,950 Leasehold**

COMMUNAL HALL:

HALLWAY:

OPEN PLAN LIVING/KITCHEN AREA:

MASTER BEDROOM:

BEDROOM TWO:

BATH/SHOWER ROOM:

PRIVATE PARKING: This apartment comes with a private parking space at the rear and an EV charge point. The parking area is approached through electric security gates.

RESERVATION: Plots may only be reserved by chain free buyers. Solicitors should be instructed within 72hrs of reservation. If a mortgage is required, we will require proof of funding by way of a mortgage agreement in principle certificate.

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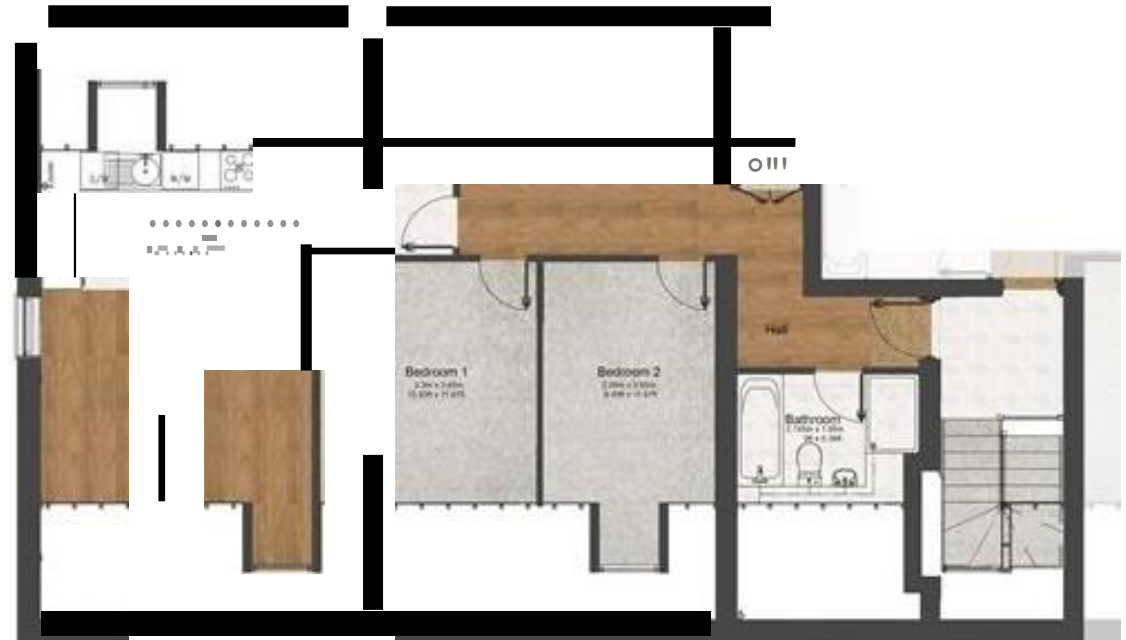
Communal First Floor



Communal Ground Floor



Communal Second Floor



Third Floor

SPECIFICATION

- **KITCHENS – Portree High Gloss Laminate Units – Silver Oak Laminate Worktops – Fitted Washer/Dryer – Ceramic Hob – Dishwasher – Fridge/Freezer – Under Counter Fridge**
- **HEATING – Water Filled Electric Radiators – Mains Pressure Hot Water Cylinder – Eco Heat Recovery System**

FLOORING – Engineered Oak Laminate Floorboards.

- **All plots except 1,2,9 and 10 have Engineered Oak Laminate floor to second bed (where applicable)**
- **600 x 600 White Tiled Floor in Kitchen Areas. Bedroom Carpet Zorba Range Light Grey**
- **BATHROOMS – Villeroy Sanitary Ware – 300 x 900 Marmi White Tiles**
- **WINDOWS – White Tie Mahogany Timber Sash – Heritage Velux Skylights**
- **WARDROBES – Optional in Layouts (Where Possible)**
- **EPC – The EPC rating will be provided before completion of the development**

SITE SAFETY

- **This is a working site and there is no unauthorised access, unless accompanied by a Bartram & Co Member of Staff**
- **Maximum 3 visitors at any one time and All visits to site are by appointment only**
- **No access for children under the age of 16 under any circumstances**
- **High visibility jackets and hard hats will be supplied and must be worn at all times**
- **Visitors to remain in one group at all times**

VIEWINGS

- **Strictly by appointment through Bartram & Co 01327 359164 or by emailing towcestersales@bartramandco.co.uk**

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