

# Bartram & Co



4 Malt House Court

The Lindens, Towcester, NN12 6UY

Asking Price £290,000 - Leasehold



Council Tax Band: E Service Charge: x Ground Rent: x

## 4 Malt House Court

The Lindens, Towcester, NN12 6UY

Bartram & Co are please to present this two bed roomed ground floor apartment situated in one of Northamptonshire's most sought after purpose built retirement locations, within a very short distance of the popular town centre and shops. Constructed in 1988 by English Courtyard for the over 55's and comprising just twenty six cottages and apartments, Malthouse Court and the delightful grounds are maintained to a very high standard by the resident Courtyard managers, who also provide warden service and 24hr emergency alarm response. The property briefly comprises of two double bedrooms, sitting/dining room, a fitted kitchen, and an easy access wet room. In addition the property offers a courtyard, views over the gardens and a garage.

### LOCATION:

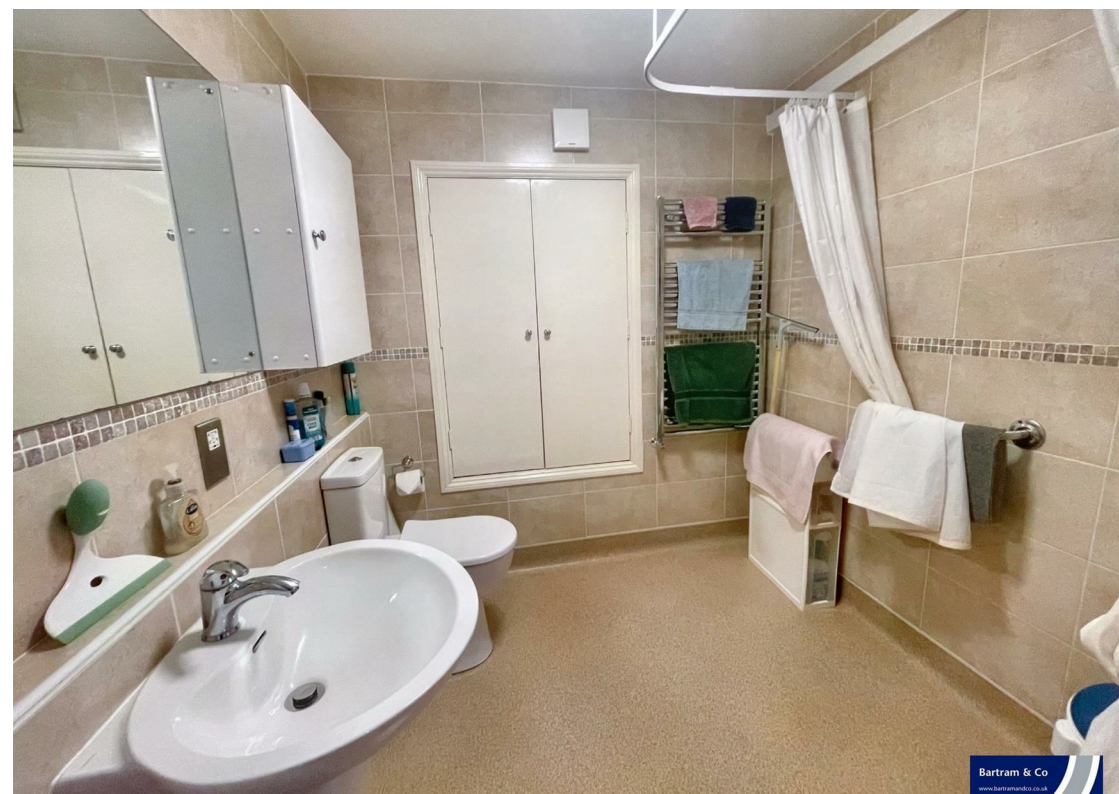
**TOWCESTER** Situated within walking distance of the thriving market town are Towcester's many amenities including primary and secondary schools, shops, bars and restaurants, doctor and dentist surgeries and a leisure centre. There is good access to the main roads including the M1 motorway at junction 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 & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, junior sports including football, rugby, netball, hockey, cricket and motor racing at Silverstone circuit.

### ENTRANCE HALL:

Enter via a Panelled Door:

### HALLWAY:

Doors leading to all rooms:





#### **KITCHEN:**

12'0" x 8'8" (3.68 x 2.65)

Window to the front aspect, Tiled flooring, A fitted white gloss range of base and eye level units including a stainless steel sink unit with a swan neck mixer tap, inset four place electric hob, electric oven, integrated extractor fan above, integrated fridge freezer and dishwasher and washing machine.

#### **SITTING/DINNING ROOM:**

27'11" x 12'2" (8.53 x 3.71)

UPVC double glazed windows to the front and rear aspect, radiators. Door to rear with access an enclosed patio courtyard.

#### **MASTER BEDROOM:**

12'5" x 11'3" (3.79 x 3.45)

Window to the Front aspect, radiator.

#### **BEDROOM 2**

10'0" x 8'8" (3.05 x 2.65)

Window to the Rear aspect, radiator and fitted wardrobe.

#### **SHOWER ROOM**

7'0" x 6'5" (2.15 x 1.97)

White two piece suit comprising of a low level W.C, Pedestal wash hand basin with mixer tap, mirror cupboard over, Wall mounted ladder style radiator, Wet room floor with wall mounted electric shower with curtained rail.

#### **Garage**

A single garage Situated in a block, with metal up and over garage door, power and light.

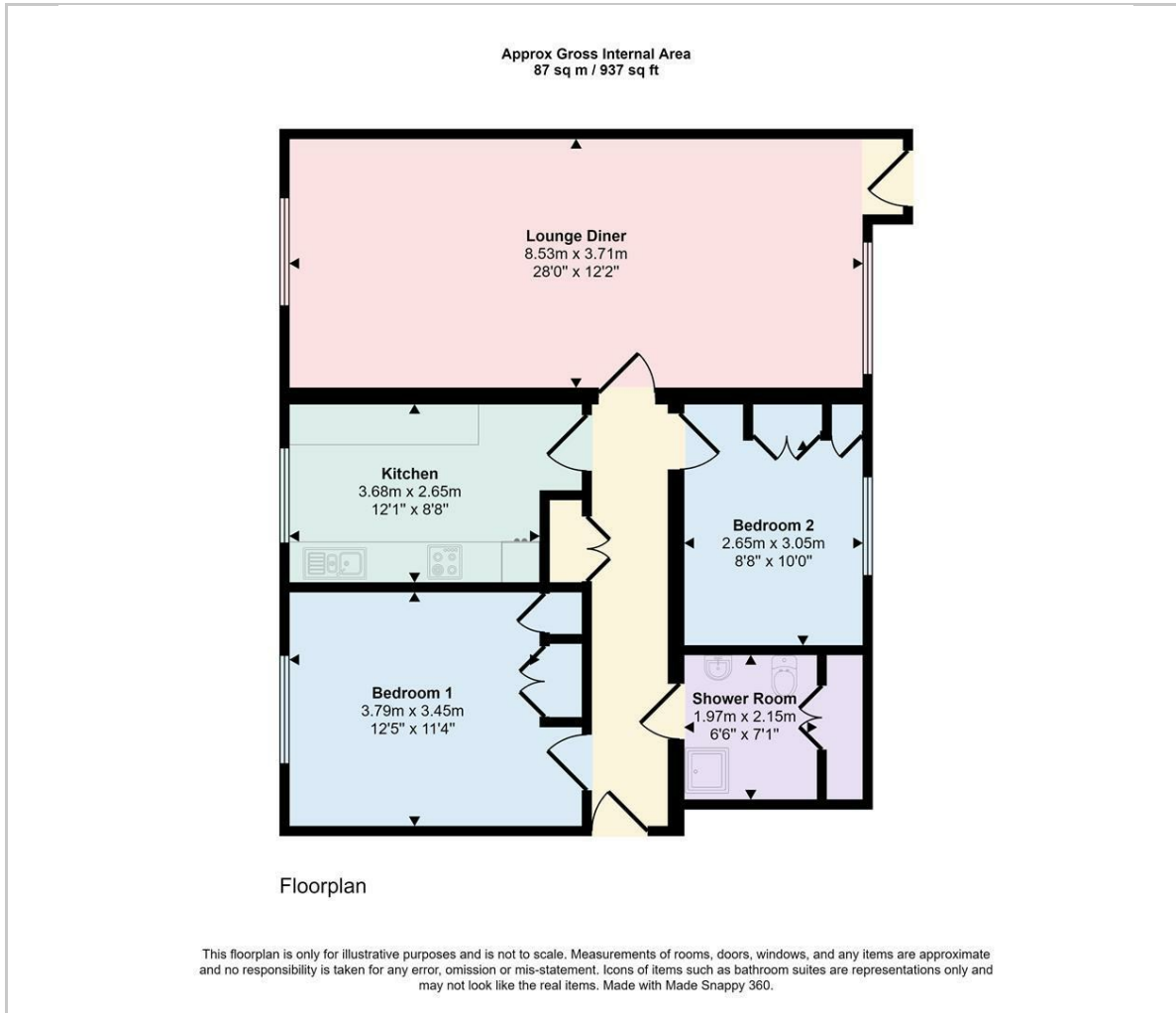
#### **Leasehold information**

Leasehold Information

Number of years remaining on the lease:  
115 years

Current service charge and any review period:  
£6,029 per year Approx.

## Floor Plan



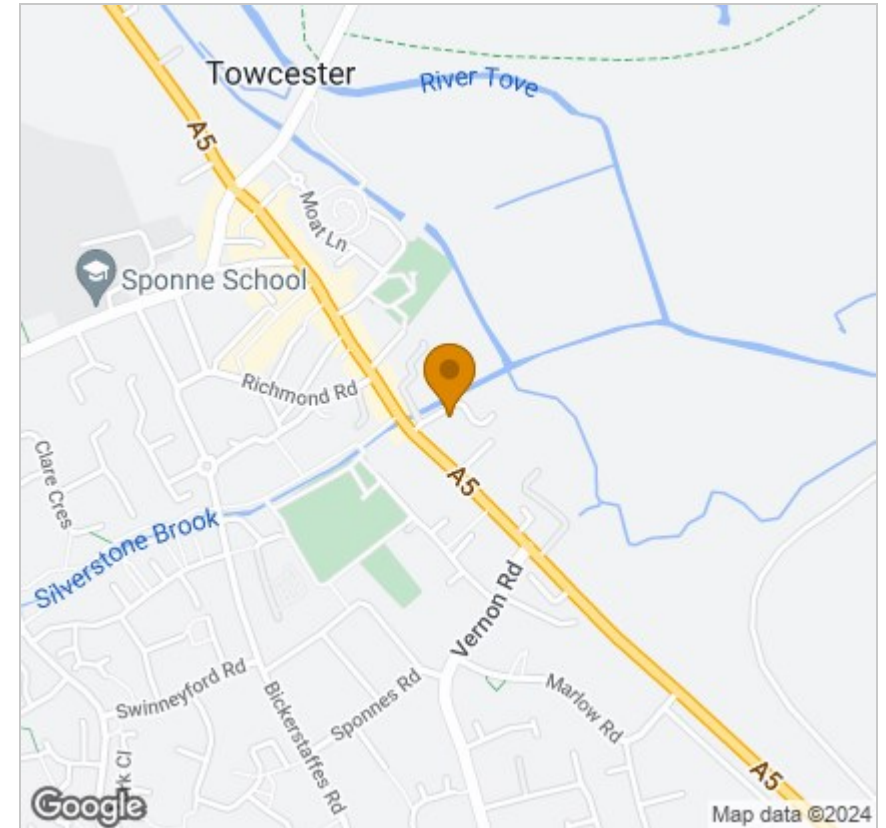
## Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

