



Croft Lodge Pebble Lane

| Brackley | Northamptonshire | NN13 7DA



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Williams are delighted to introduce to the market this 532sq ft. recently renovated one bedroom ground floor apartment with allocated private off street parking, overlooking Brackley Park and is situated within approximately five minutes' walk of the town centre. The apartment has high ceilings and sash windows, upgraded insulated floors throughout, renovated back to period features and a new kitchen. Accommodation includes a private entrance hall, an open plan living kitchen, sitting room. A bedroom with built-in wardrobes and a bathroom. There is off street parking for one car and a shared courtyard garden.

£220,000

- Recently Refurbished Back To Period Features
- One bedroom
- Listed Building
- Communal Courtyard Garden
- Off Street Allocated Parking
- Close By To All Amenities & Parks
- Easy Reach to M25 & M40
- Viewings Highly Recommended

Brackley

Brackley is a market town and civil parish in the West Northamptonshire unitary authority area of Northamptonshire, England.[3] It is on the borders with Oxfordshire and Buckinghamshire, 9 miles (14 km) east-southeast of Banbury, 19 miles (31 km) north-northeast of Oxford, and 22 miles (35 km) southwest of Northampton. Historically a market town based on the wool and lace trade, it was built on the intersecting trade routes between London, Birmingham, the Midlands, Cambridge and Oxford. Brackley is close to Silverstone and home to the Mercedes AMG Petronas F1 Team.

Services

All main Services

Local Authority

West Northamptonshire Council

Council Tax

Band B



The property is located in the old town, on a quiet residential road in the heart of Brackley and is in easy reach of a range of facilities including a Co-Op grocery store, fish and chip shop and various public houses. Local schools include Magdalen college School for infants and juniors there is Brackley juniors school, waynflete infant school, bracken leas primary school.



Lease Details

Lease Term Remaining - 63 years
Ground Rent - £150 per year
Service charge and buildings Insurance - £650 per year

Entrance Hall

The front door opens into a private entrance hall which has a door to the Bedroom, Bathroom and kitchen open plan living area.

Kitchen/Dining/Living Area

This spectacular open plan kitchen/dining/sitting room has wood laminate flooring, dual aspect sash windows overlooking the courtyard garden and Brackley Park. The Kitchen has exposed brick, integrated oven, hob and extractor, low level units, Oak worksurfaces, a middle island, spaces for a fridge and a freezer, breakfast bar and a floor to ceiling radiator.

Bedroom

The bedroom is a good size and consists of carpet laid to the floor, spot lighting to the ceiling, wall mounted radiator and has a range of built-in wardrobes and a sash window overlooking Brackley Park. Space for a double bed and other bedroom furniture.

Bathroom

The bathroom is fully tiled and has a WC, a wash basin and a panelled bath with over head shower, heated towel rail and a floor to ceiling radiator.

Communal Courtyard Garden

There is a shared paved courtyard garden with access to the parking area.

Parking

One allocated parking space.

Buyers Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(12 plus) A			(12 plus) A		
(11-11) B			(11-11) B		
(10-10) C			(10-10) C		
(9-9) D			(9-9) D		
(8-8) E			(8-8) E		
(7-7) F			(7-7) F		
(6-6) G			(6-6) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
(1-1) A			(1-1) A		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

