



1 Malthouse Court, The Lindens, Towcester, Northamptonshire NN12 6UY

A spacious, two-bedroom, ground floor apartment with patio garden and garage in a peaceful location, within walking distance of local shops



The Property

Entrance Hall

Shower Room

Sitting Room

Kitchen

Two Double Bedrooms

Garage

Patio Garden

150 year Lease (from 1988)

No Ground Rent

55+ Age Covenant.

1 Malthouse Court is two bedroom ground floor apartment with two patio garden's and a garage set within beautiful estate grounds.

Upon entering the property there is a spacious hallway leading to all main rooms and straight through to the bright and airy open plan sitting room which benefits from a feature electric fireplace. The recently refitted kitchen is accessed from the living room and has a range of fitted units along with an integrated Indesit hob, Hotpoint double oven and fridge freezer.

The property has two double bedrooms which both host built in wardrobes/storage space. A contemporary shower room is also accessed from the main hallway.

An enclosed patio garden can be found at the front and rear of the property with direct access through the spacious adjacent garage.

There is programmable electric radiators and double glazing throughout.

Offers in Excess of : £290,000 (Leasehold)

Directions to Malthouse Court

From Towcester centre and the market square take the A5 Watling Street south into past the Town Hall on the left hand side, continue for a couple of hundred yards and take the left turn into the Lindens and immediate left after crossing the Silverstone Brook and almost immediately left again into Malthouse Court.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01327 359099 / 07384 112 437 (Mon-Fri 9am-5pm)



Sitting Room



Kitchen



Shower Room



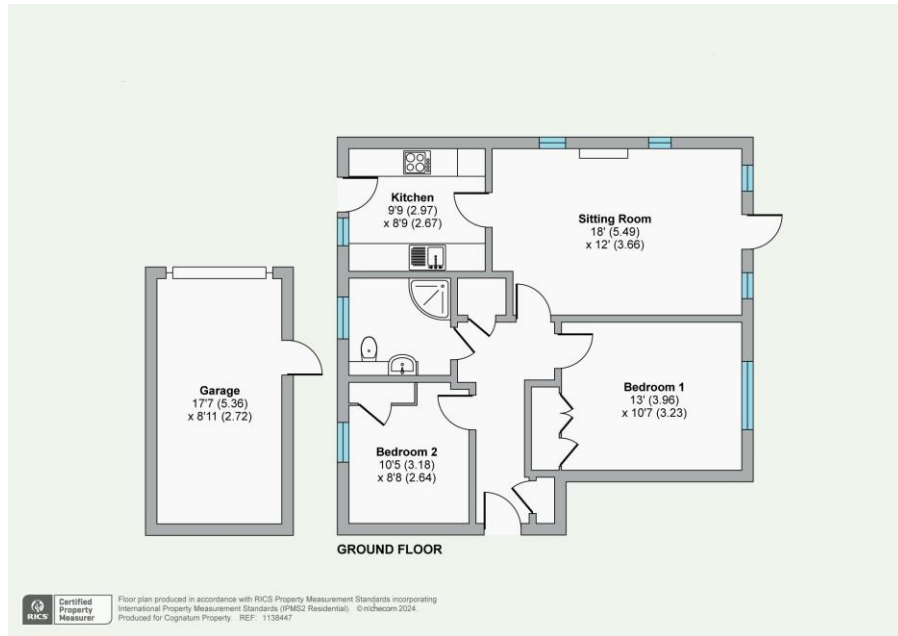
Bedroom 1



Bedroom 2



Rear with patio garden



Estate Grounds

Approximate Gross Internals: 872 sq. ft / 81 sq m Service Charge: £ 6096 pa Energy Performance Rating: D Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Malthouse Court

Malthouse Court is built on the site of a former brewery, close to the market place. It is a peaceful enclave set in a lovely garden adjacent to open countryside and is approached through an impressive stone archway from Watling Street. The two and three-bedroom cottages and apartments are set around three sides of a grassed courtyard and are built in slate and brick with stone detailing.

Towcester is one of the oldest towns in the county, hence many of the houses on the main street are listed and the whole central area of the town is in a conservation area. It has a full range of shops and amenities, all within easy walking distance of the estate, including a Waitrose and other major supermarkets, regular local markets, restaurants, churches, surgeries and a library. Towcester itself has excellent sporting and leisure facilities and is, of course, renowned for its race course which now hosts greyhound racing, as well as being close to the motor-racing circuit at Silverstone. Opportunities to walk abound as the town marks the start of Grafton Way and Knightley Way, both long-distance footpaths travelling north and south, and the nearby Nene Way stretches 67 miles along the banks of the River Nene. The city of Northampton, with its rich and varied history, lies just nine miles to the north of the estate and boasts a wide array of shops and restaurants, several pretty parks, an attractive cathedral and a pleasant marina and waterside area. Milton Keynes shopping centre can be found 13 miles south of Towcester straight down the A5.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



26 PROPERTIES
BUILT 1988



RESIDENT
ESTATE
MANAGER



GUEST
SUITE



GARDENER



LAUNDRY
FACILITY



The Central Courtyard at Malthouse Court



Towcester Town Hall



Silverstone



River Nene

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

