



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

A spacious, three-bedroom cottage with patio garden and garage, in a peaceful location but within walking distance of local shops.

Entrance Hall
Downstairs
Shower Room
Sitting Room
Dining Room
Kitchen
Three
Bedrooms
Shower Room
Garage
Patio Garden
150 year lease
from 1988
No Ground
Rent
55+ Age
Covenant

The Property

22 Malthouse Court is a bright and spacious three bedroom cottage with patio garden. All windows and outer doors were replaced in 2016 and oak floors fitted throughout the ground floor.

From the entrance hall there is an under stairs storage cupboard and a shower room with WC. From the hall is a door to the sitting room which has a fitted electric fireplace and double doors to the dining room.

The dining room is complemented by natural daylight with French doors opening on to the patio garden.

The kitchen was updated in 2015 and has a smart touch induction hob with Hotpoint extractor and built in Panasonic microwave oven. There is a door leading out on to the patio garden.

Upstairs are three spacious bedrooms and a large shower room. Bedroom one has double fitted wardrobes and benefits from natural daylight with two large windows looking out onto the communal green.

Offer in Excess of £375,000 (Leasehold)

Bedroom two and three have fitted wardrobes with views out on to the patio garden.

The upstairs shower room has DeLonghi wall mounted towel rail and boost heater. There is access to a boarded attic from the landing via a collapsible ladder.

Outside the property boasts a patio garden with glass greenhouse fixed to the wall.

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.

For viewings, please call Cognatum Property on 01491 821170 (Mon-Sat 9am-5pm)



Sitting Room



Dining Room



Kitchen



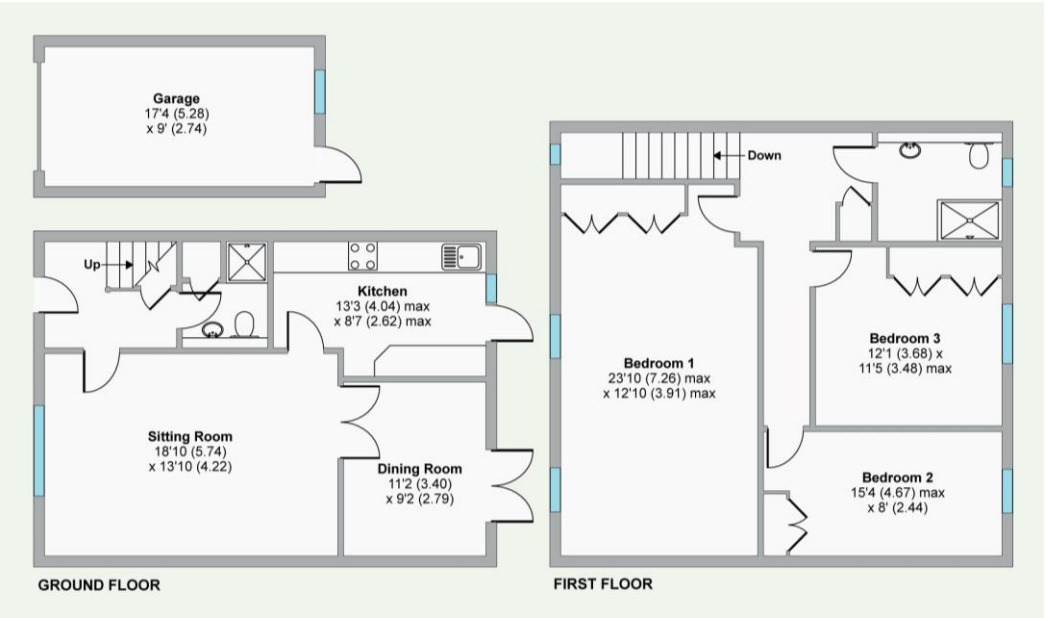
Bedroom 1



Bedroom 2



Bathroom



Patio Garden

Approximate Gross Internals: 124.4 m² / 1340 ft² **Service Charge: £ 6,980 pa** **Energy Performance Rating: D (61)** **Council Tax Band: F**

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 the oldest town 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, churches, banks, 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.

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



LAUNDRY
FACILITY



GARDENER



The Central Courtyard at Malthouse Court



Towcester Town Hall



Silverstone



River Nene

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PROPERTY

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