



23 Little London, Silverstone, Northamptonshire, NN12 8UP

HOWKINS &
HARRISON

23 Little London,
Silverstone,
Northamptonshire,
NN12 8UP

Guide Price: £195,000

A spacious ground floor apartment conveniently situated in the desirable village of Silverstone offering two bedrooms, a wet room and a spacious sitting/dining room along with a private courtyard garden.

Features

- Ground Floor Apartment
- Village Location
- Sitting/dining room
- Kitchen
- Two Bedrooms
- Wet room
- Gas Central Heating
- Courtyard Garden
- Energy Rating: C



Location

The highly regarded village of Silverstone is located approximately 4 miles south of the market town of Towcester. Silverstone is not only famous for motor racing, it is a well serviced village which includes a local shop, post office, public house, newly built primary school and doctors' surgery along with many community based groups such as football, Brownies, WI, and gardening clubs.

There is good access to the main arterial roads of the A43, A5, M1 and M40 with train services from Milton Keynes and Northampton with journey times to London Euston of approximately 30 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Accommodation

Set in the sought after village of Silverstone, this spacious ground floor apartment is entered via a private front door, and offers two bedrooms, both with fitted wardrobes, a wet room, a double aspect sitting dining room. French doors at the rear lead onto the enclosed courtyard garden. The kitchen has a range of fitted units with an integrated oven and hob and there is a useful storage cupboard in the hallway.

Outside

To the rear is an enclosed courtyard garden mostly laid to patio with gravelled beds.

Agents Note

We understand that there are approximately 115 years remaining on the lease and the service charge, which includes the ground rent is circa £360 PA.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

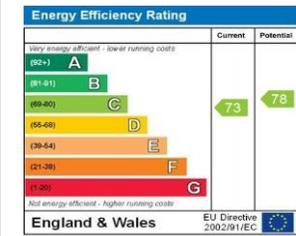
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

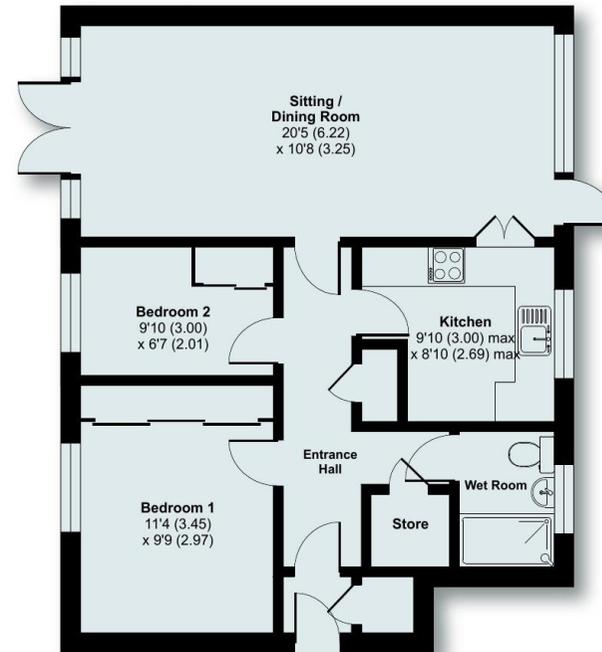
West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – A



Little London, Silverstone, Towcester, NN12

Approximate Area = 717 sq ft / 66.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1422717



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.