



Flat 3, Islington Court, Islington Road, Towcester, NN12 6AU

HOWKINS &
HARRISON

Flat 3, Islington Court, Islington
Road, Towcester, NN12 6AU

Guide Price: £140,000

A completely refurbished, first floor, one bedroom apartment, presented in excellent condition and conveniently situated within easy walking distance of the amenities in the town centre. The immaculate accommodation comprises sitting room, newly fitted kitchen, one bedroom and a bathroom. The property further benefits from one allocated parking space.

Features

- Newly refurbished
- Leasehold- 91 years remaining
- Sitting room
- Newly fitted Kitchen
- One generous bedroom
- Bathroom
- Allocated parking space
- The option to apply for one guest parking permit
- Walking distance to facilities
- Energy rating D



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial 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 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

The apartment is entered via a flight of stairs with a door leading into the apartment located on the first floor. The accommodation includes an entrance hall, leading into the living room, brand new refurbished kitchen, bedroom and an immaculate family bathroom.

Outside

There is one allocated parking space, with the ability to apply for a further guest permit.

Agents Note

The property is leasehold with 91 years of a 125 lease remaining. The property is liable for ground rent of £155, and a service charge of £2244.96, per annum. Details of organisations to whom these are payable are available on enquiry to agent.

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 warrantied in any way.

Services

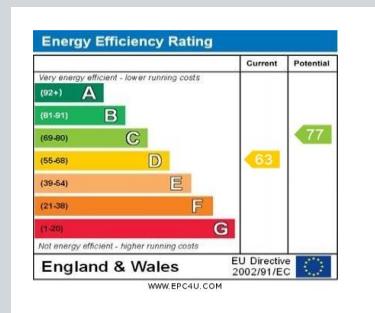
The following services are connected to this property: electricity, water, and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy, and availability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

Tenure: Leasehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – A



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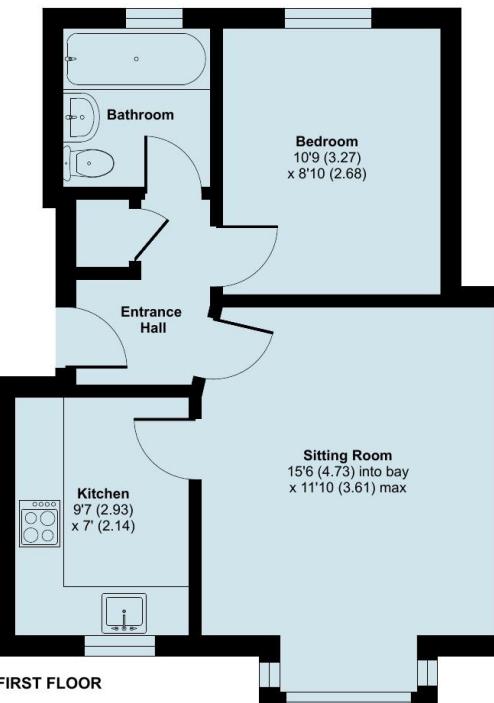
Instagram HowkinsLLP



Islington Road, Towcester, NN12

Approximate Area = 428 sq ft / 39.7 sq m

For identification only - Not to scale



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.



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