



71 Walkers Way, Roade, Northamptonshire, NN7 2GA

HOWKINS &
HARRISON

71, Walkers Way
Roade,
Northamptonshire,
NN7 2GA

Guide Price: £150,000

This well presented first floor apartment is situated within the popular and well serviced village of Roade. The accommodation includes entrance hall, open plan kitchen/dining/living room with a Juliet balcony, one double bedroom and a bathroom. Outside, the apartment benefits from one allocated parking space and communal gardens.

Features

- First floor apartment
- Close to amenities
- Open plan kitchen/dining/living room
- One double bedroom
- Bathroom
- Communal gardens
- Allocated parking
- Village location
- Leasehold with 109 years remaining
- EPC rating: C



Location

Road lies on the A508 which links Northampton to Milton Keynes and is 2 miles south of junction 15 of the M1, 5 miles south of Northampton, 6 miles north east of Towcester, and 12 miles north of Milton Keynes. The village benefits from a recently opened bypass to the west of the village. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

The village has a pub and several shops in the High Street including a main post office, gift shop, garage and store, chemist, doctors' surgery, primary and secondary schools.

Sporting activities in the area include golf at Collingtree, Silverstone and Whittlebury Hall, country walks and bridleways at Salcey Forest, watersports at Pitsford Reservoir, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



Accommodation

The communal landing opens into the hallway, which benefits from two storage cupboards. There is a spacious open plan kitchen/dining/living room complete with a Juliet balcony. There is one double bedroom and a bathroom.

Outside

There is one allocated parking space to the rear of the apartment, and communal gardens to the front.

Leasehold

The annual ground rent is £500 and service charge is £1,369.80 to include general buildings insurance and maintenance of the communal areas. The remaining lease term is approximately 109 years. We advise any purchaser to confirm these details with their legal advisor.

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

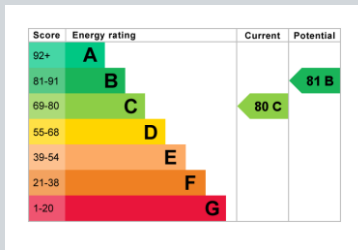
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Leasehold

Local Authority

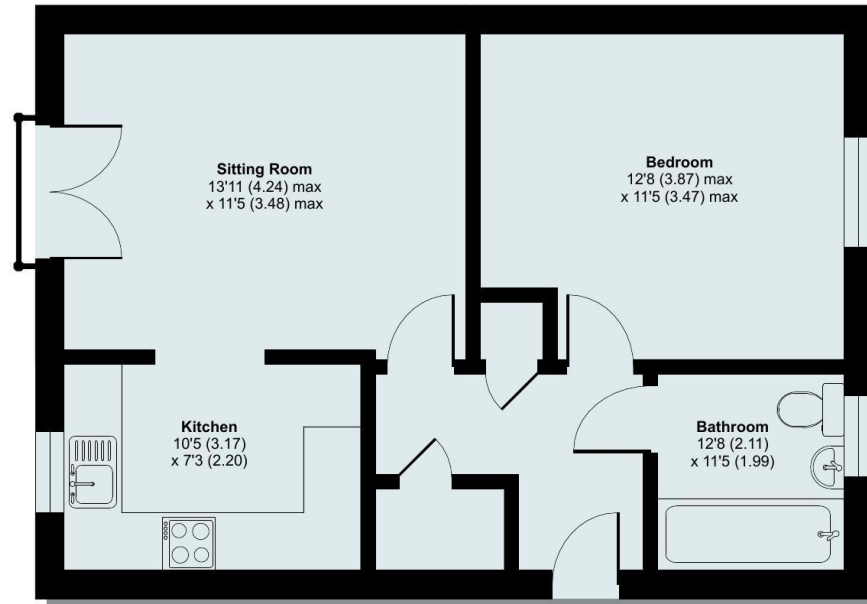
West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B



Walkers Way, Road, Northampton, NN7

Approximate Area = 507 sq ft / 47.1 sq m
For identification only - Not to scale



FIRST 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: 1527906



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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.