55 Reffield Close, Towcester, Northamptonshire, NN12 6DZ

HOWKINS & HARRISON

55 Reffield Close, Towcester, Northamptonshire, NN12 6DZ

Guide Price: £205,000

This ground floor two-bedroom apartment in the sought after Reffield Close development built by Persimmon Homes, is presented in excellent condition and is within easy walking distance of the amenities in the town centre. The apartment enjoys fabulous views across communal gardens, and there is one allocated parking space.

Features

- Ground floor apartment
- Views over communal gardens
- Allocated parking space
- Leasehold with 104 years remaining
- Two bedrooms
- Shower room
- Open plan sitting/kitchen/dining room
- Excellent condition throughout
- Energy rating C

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.

Ground Floor

The apartment is entered via a communal hall into the entrance hall with a door leading off to the sitting/kitchen/dining room which enjoys lovely views over the communal gardens and has a range of fitted kitchen units and integrated appliances. There a shower room, and there are two bedrooms.

Outside

The apartment sits on the far side of the development with an allocated parking space within the circular graveled driveway flanked by beech hedging, and visitor spaces available and enjoys a lovely outlook over the communal gardens.

Agents Note

We understand that there are approximately 103 years remaining on the lease and the annual service charge to be £2,600.74 this current year. Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.

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

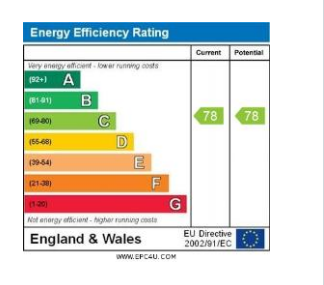
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Leasehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



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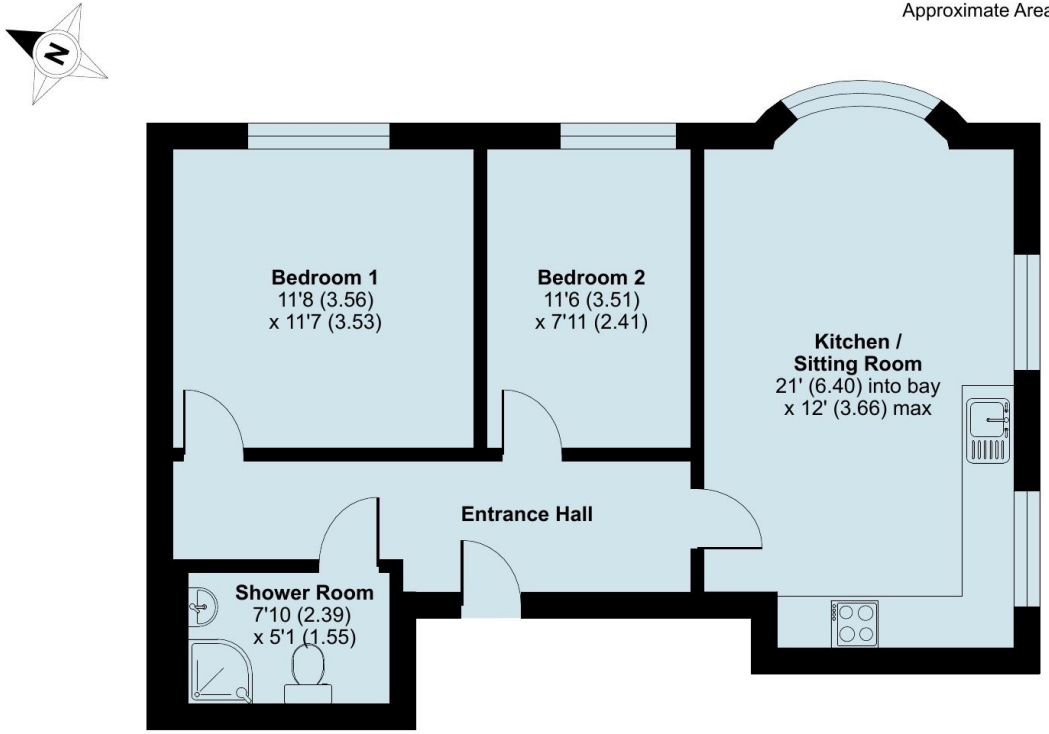
Approximate Area = 624 sq ft / 57.9 sq m

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). ©nichecom 2025. Produced for Howkins & Harrison. REF: 1277985

Howkins & Harrison

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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.

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