



Flat 14, 152 Watling Street East, Towcester, Northamptonshire, NN12 6DB

HOWKINS &
HARRISON

Flat 14,
152 Watling Street East,
Towcester,
Northamptonshire,
NN12 6DB

Guide Price: £195,000

An immaculately presented first floor apartment, centrally located within the thriving market town of Towcester. The property has a communal entrance hall, stairs & landing, hallway, spacious kitchen/dining/living area, bedroom and bathroom, all with high ceilings. There is one allocated parking space within a private gated parking area.

Features

- First floor apartment
- Well appointed & immaculately presented
- Kitchen/dining/living area
- One bedroom
- Bathroom
- Town centre location
- One allocated parking space
- Leasehold with 147 years remaining
- EPC 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 Towcesters 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 communal entrance hall can be accessed from either the Watling Street or the private, gated parking area, with Flat 14 nicely located at the end of the first floor walkway. The accommodation includes entrance hall with storage cupboard, spacious and very well-appointed kitchen/dining/living area, generous bedroom with built in wardrobes, and a bathroom, all with high ceilings throughout.

Outside

There is one allocated parking space within a private, gated parking area.

Leasehold

The annual service charge is £1,597.44 to include standard buildings insurance and maintenance of the communal areas. The 150 year lease term commenced from June 2023. 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

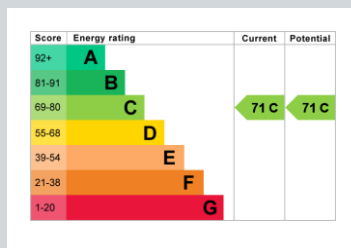
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Leasehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

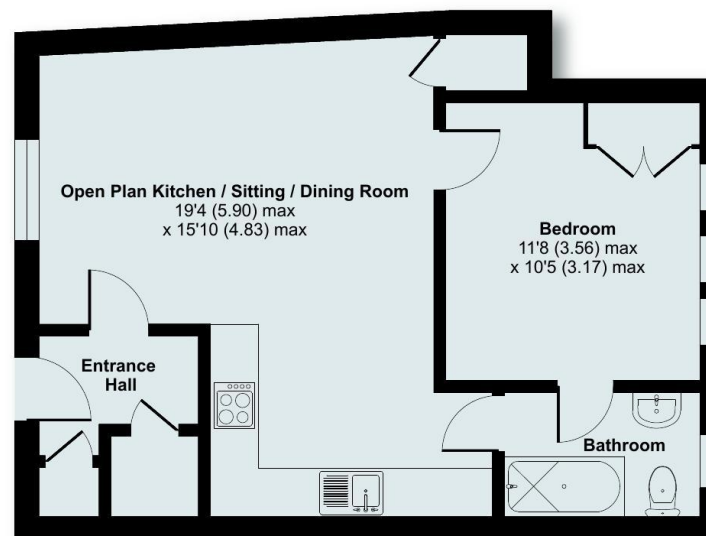
Council Tax Band – B



Watling Street East, Towcester, NN12

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). Produced for Howkins & Harrison. REF: 1522992

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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.