

Property Details

1 Brindley Court, Braunston,
Northamptonshire, NN11 7AL

Guide Price **£260,000**



Property Photos

1 Brindley Court, Braunston, Northamptonshire, NN11 7AL



Creation Date
10/02/2026

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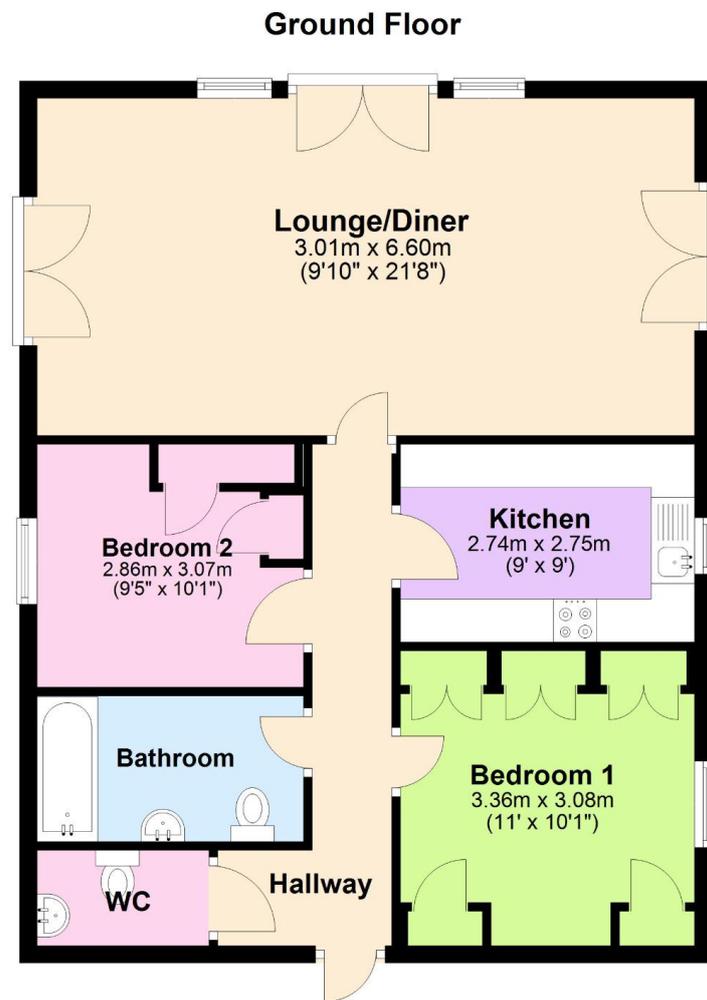
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Property Floor Plans

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Property Info

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Property Type

Flats / Apartments

Property Style

Ground Flat

Bedrooms

2

Bathroom

1

Receptions

1

Tenure Type

Leasehold

Floor Area

-

Agency Type

Sole

Parking

Secure Gated Parking

Type

Sales

Electricity

Mains Supply

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Property Info

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Water Supply

Mains

Sewerage

Mains Supply

Heating

Electric Mains

Broadband

-

Accessibility

-

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2144-01-28

Price Qualifier

Guide Price

Price

£260,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

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Property Features

1 Brindley Court, Braunston, Northamptonshire, NN11 7AL

Feature 1

Fantastic Location Close To Braunston Marina

Feature 2

No Upper Chain

Feature 3

Two Bedroom Ground Floor Apartment

Feature 4

Fitted Wardrobes In Both Bedrooms

Feature 5

Bright Open-plan Lounge / Diner

Feature 6

Marina And Countryside Views

Feature 7

Bathroom And A Separate Cloakroom

Feature 8

Secure Underground Parking And Allocated Parking

Feature 9

Residents' Lift To All Floors Including Car Parking

Feature 10

Ideal Lock Up And Leave

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Property Description

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Two Bedroom Ground Floor Apartment For Sale, Overlooking Braunston Marina.

Two Bedroom Ground Floor Apartment For Sale, Overlooking Braunston Marina.

Situated in a highly regarded and simply idyllic location, this spacious two double-bedroom, ground floor apartment overlooking Braunston Marina is bright, welcoming, well maintained and for sale with no upper chain.

Perfectly situated on the edge of the picturesque village of Braunston, Northamptonshire. With its fantastic location beside Braunston Marina, this property offers an exceptional opportunity to own a quiet retreat with some lovely views from your lounge/diner of the Braunston Marina and the surrounding countryside.

The property which is a perfect "lock up and leave" is on the ground floor, it is spacious and bright and has a real homely feel about it.

Perhaps one of the most appealing aspects of this flat is the stunning views it offers. Whether you're enjoying your morning coffee overlooking the Marina or taking in the lovely countryside views up toward the village of Braunston.

There is no need to worry about climbing any stairs as Brindley Court has a lift from the secure underground garage area to all three levels within the complex.

If you are a keen "water lover," enjoy narrow-boating, are looking for a stunning location for your retirement OR are a professional wanting a residence to relax in at weekends, this property would be ideal!

In brief, the accommodation consists of an entrance hallway leading to a cloakroom, two bright and well-proportioned, double bedrooms both with fitted wardrobes and a

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good-sized bathroom.

One of the main highlights of this apartment is the open-plan lounge / dining area, patio doors and a 'Juliet' balcony offering waterside views. This well-designed layout offers for comfortable living, giving residents ample space to unwind and relax.

Additional benefits include replaced UPVC double glazed windows and an electric storage heating system.

For added convenience and security, the property includes secure underground parking and allocated parking spaces.

With a residents' lift providing access to all floors, including the car parking area, this apartment is accessible for all, making it an ideal choice for individuals of all ages.

Another key advantage of this property is the absence of an upper chain, allowing for a smooth and stress-free purchase. Whether you are a first-time buyer, a young professional, or someone looking for a comfortable lock-up-and-leave property, this apartment is the perfect fit.

Braunston is a vibrant village with plenty going on if you like getting involved. Nicely tucked away in the beautiful rolling Northamptonshire countryside, its main claim to fame is its canal junction between the Oxford and the Grand Union Canals, which was once a very important part of the National Transport System.

The Canals around the village no longer carry much freight and are now used mostly for pleasure boating. The highly regarded Marina, which is a hive of activity during their Annual Boat Show at the end of June, also has lovely views of the village, Braunston

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church and windmill.

This location provides a peaceful and idyllic lifestyle while still being within easy reach of nearby towns and cities. The property's location allows residents to enjoy the best of both worlds - a retreat from the hustle and bustle, yet with convenient access to amenities and transport links.

Braunston Marina, is a really pretty and tranquil place and home to the popular Gongoozlers Caf narrowboat and, if you enjoy walking, the nearby towpaths are ideal.

If you need to commute, life in Braunston is made easy with the A45 and A5 only a few minutes away, leading to the main motorways (the M1 and M40 only 15 - 20 minutes away.)

If you prefer commuting by train, Rugby (6 miles) and Long Buckby (5 miles) provide excellent services - you can catch a fast train to London Euston in under an hour! Birmingham Airport is 40 minutes away and Luton is just over an hour.

The village is well serviced with a Nursery and Primary School, a High Street Caf, Fish and Chip shop, two village shops, Hairdresser, Garage, Church and the Village Hall, all within 15 minute's walk from the property and, along the canal, two pubs - with a further two in the High Street.

To view this appealing waterside apartment please contact the friendly Sales team at Campbells today. Don't miss out!

Council Tax: Band C

EPC Rating: D

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Tenure: Leasehold Information:

Lease Term = 150 years from 1994

Ground Rent = 15 per year Approx.

Maintenance Charge = 1650.00 per year (Includes Buildings Insurance, Lift Maintenance, Communal Cleaning and Grounds Maintenance) Currently paid quarterly 412.50.

The Room Measurements for this property are as follows:

Lounge/Diner

6.60m x 3.01m (21'8" x 9'10")

Kitchen

2.75m x 2.74m (9' x 9')

Bedroom One

3.36m x 3.08m (11' x 10'1")

Bedroom Two

3.07m x 2.86m (10'1" x 9'5")

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