



120 Watling Street East, Towcester, NN12 6BT

Flat 2 120 Watling Street East
Towcester
Northamptonshire
NN12 6BT

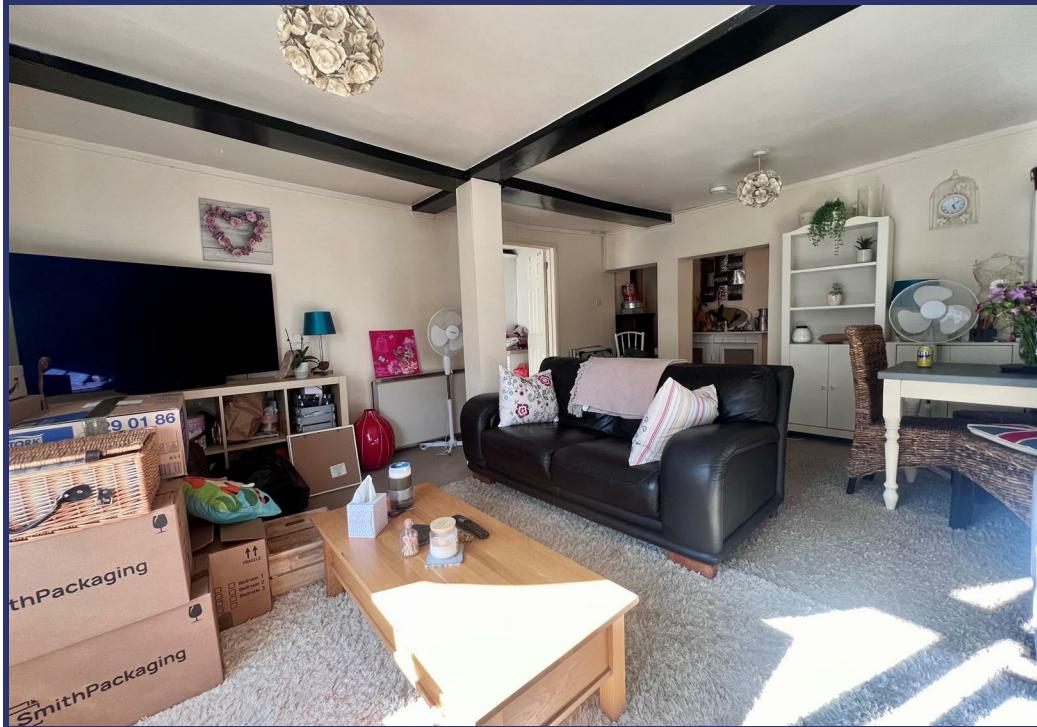
Offers Over £125,000

Carters are delighted to offer for sale this spacious one bedroom, first floor apartment, situated in the centre of the historic town of Towcester, with it's own private allocated off road parking space.

The property occupies 642 sq ft of living space and comprises a communal hall leading into the apartment, entrance hall, large lounge/dining room, kitchen, double bedroom and bathroom. This property would make an ideal first time buy or as a buy to let investment, the property is for sale with no upper chain.

- SPACIOUS ONE BEDROOM APARTMENT
- FIRST FLOOR
- LOUNGE/DINING
- SEPERATE KITCHEN
- CENTRAL LOCATION
- PRIVATE ALLOCATED PARKING SPACE
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- NO ONWARD CHAIN





Accommodation

Entrance Hall

Entered via a door from the communal entrance hall. An internal door gives access into the inner hallway which leads down into the lounge/dining room, bedroom and bathroom beyond.

Lounge/dining room

A spacious reception with two windows to the front aspect. Electric wall mounted heater. Exposed ceiling beams.

Kitchen

Located to rear the of the apartment with a window to the side aspect.

Fitted in a range of base and eye level units with work surfaces over. Inset stainless steel sink and single drainer with mixer tap over. Ceramic tiled splash-backs. Space for upright fridge/freezer. Electric cooker point. The property has use of a washing machine situated in the communal entrance hall.

Bedroom

A double bedroom located to the front of the apartment with a window to the front aspect. Electric storage heater. Exposed ceiling beams. Built-in double wardrobe.

Bathroom

Fitted with a three piece suite in white comprising panelled bath with shower over, wash basin and W.C. Obscure glazed window to rear aspect.

Exterior

Off Road Parking

The apartment has off road parking for one vehicle situated in a private car park at the rear, accessed from Moat Lane.

Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: 99 years from 24/12/2004 - 78 years remaining

Service Charge: The vendors have informed us they pay £110 per month inclusive.

Local Authority: West Northamptonshire Council
Council Tax Band: A

Location - Towcester

Situated in the centre 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 30 minutes (fast train) and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcesterians 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.

Note for Purchasers

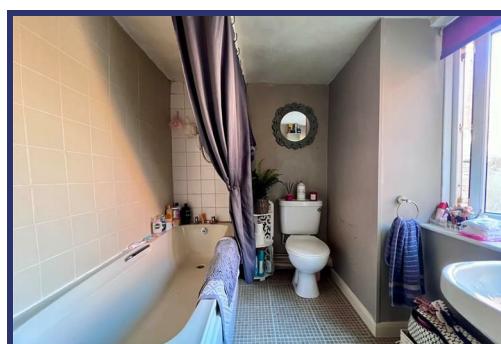
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

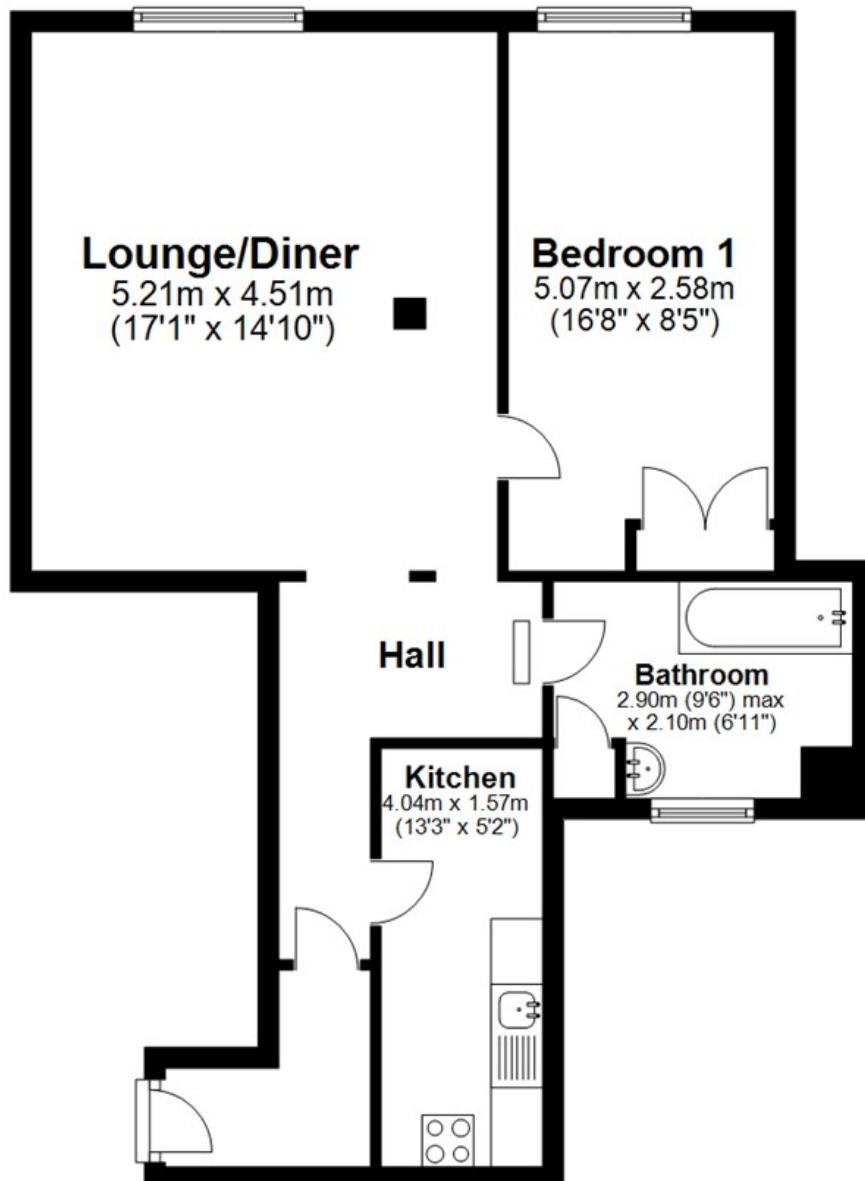
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.



Ground Floor

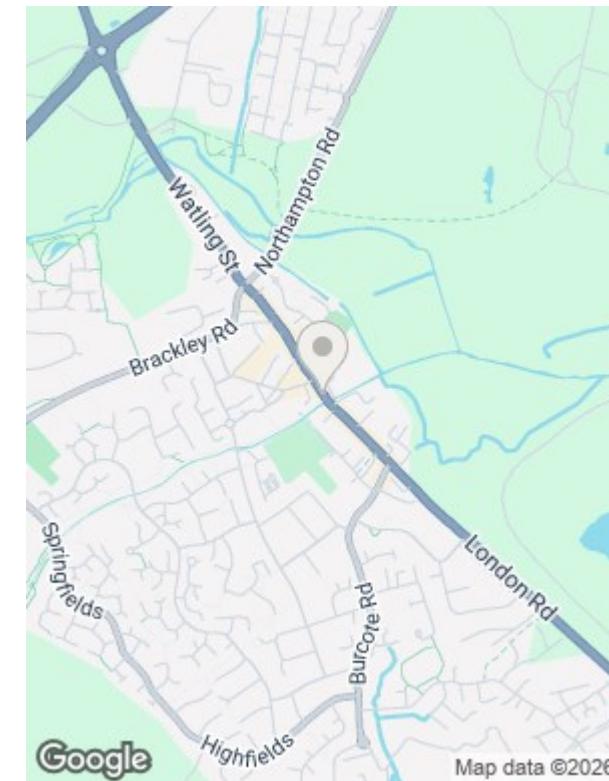
Approx. 59.7 sq. metres (642.4 sq. feet)



Total area: approx. 59.7 sq. metres (642.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
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The Property Ombudsman

FINE COUNTRY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

