

120 Watling Street East, Towcester, NN12 6BT

CARTERS residential

Flat 2 120 Watling Street East
Towcester
Towcester
Northamptonshire
NN12 6BT

£130,000

NEW 167-YEAR LEASE FOLLOWING A 90-YEAR LEASE EXTENSION | SPACIOUS ONE-BEDROOM FIRST-FLOOR APARTMENT | TOWN CENTRE LOCATION | ALLOCATED PARKING | NO UPPER CHAIN

Carters are delighted to bring to the market this generously proportioned



A particular feature of this apartment is the new 167-year lease, following a 90-year lease extension, providing a substantial remaining term and making the property an attractive proposition for both owner-occupiers and buy-to-let investors. The property is also offered for sale with no upper chain, helping to provide a straightforward and potentially quicker transaction.

Positioned within easy reach of Towcester's town centre, the apartment is ideally placed for access to a variety of local shops, cafés, restaurants, amenities and everyday services, while the surrounding area also offers excellent opportunities for walking and leisure.

Whether you are looking for your first home, a low-maintenance property in a convenient location or an investment opportunity with a long lease, this spacious apartment warrants an early viewing to fully appreciate the accommodation and location on offer.



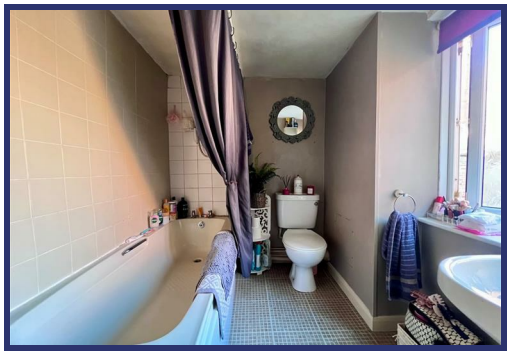












Accommodation

The accommodation is approached via a communal entrance and hallway, leading into the apartment's private entrance hall. Internally, the property benefits from a spacious lounge/dining room, providing a comfortable and versatile reception space with ample room for both seating and dining furniture. The separate kitchen offers a practical arrangement for everyday living, while the well-proportioned double bedroom provides a comfortable principal bedroom with space for a range of bedroom furniture. A bathroom completes the accommodation.

Externally, the apartment further benefits from its own allocated off-road parking space, a valuable addition for a property situated in such a central location.

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: 24/12/2193 - Approximately 167 years remaining
Service Charge: The vendors have informed us they pay £160 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 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.

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 under take 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.

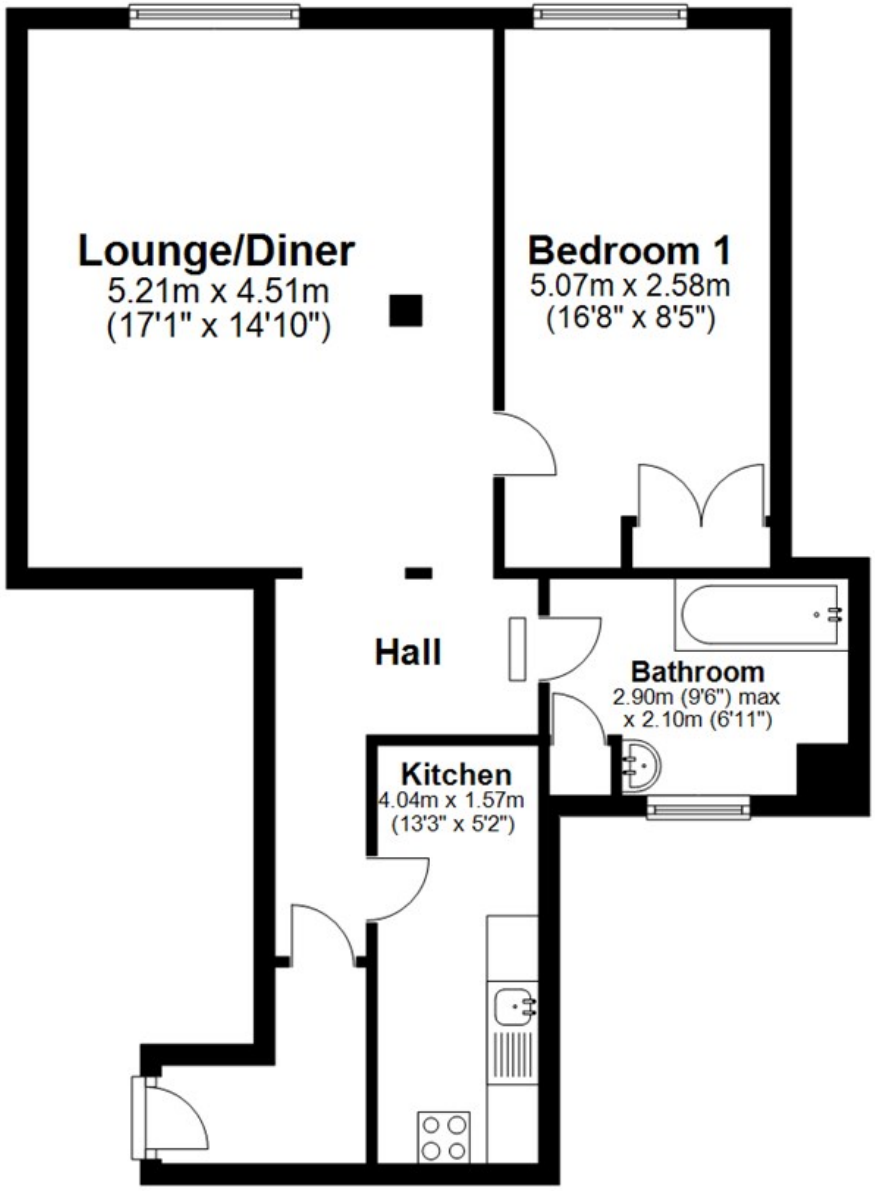
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

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.

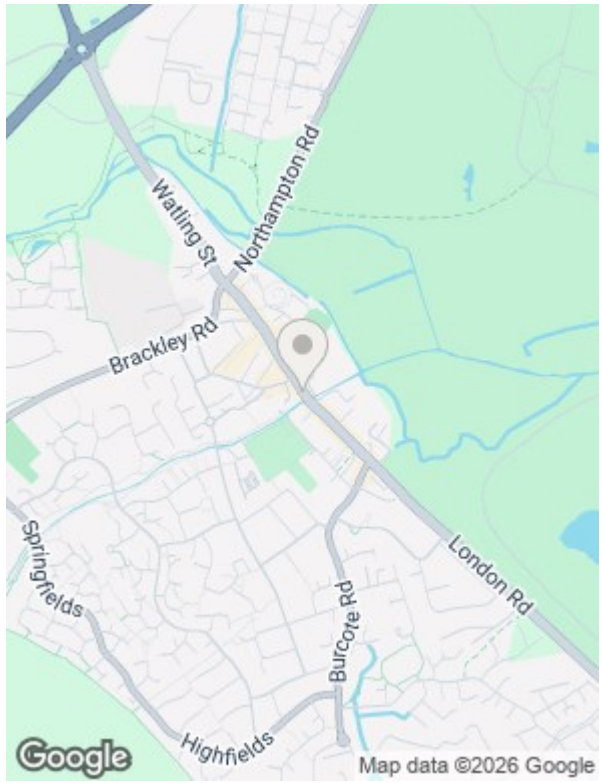
Ground Floor

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.
We are open 7 days a week for your convenience

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