



73 Reffield Close, Towcester, Northamptonshire, NN12 6DZ

HOWKINS &  
HARRISON

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Northamptonshire, NN12 6DZ

Guide Price: £265,000

This first-floor three-bedroom apartment in the sought after Reffield Close development built by Persimmon Homes is presented in excellent condition, situated within easy walking distance of the amenities in the town centre. The apartment enjoys views across communal gardens, and benefits from one allocated parking space and a carport.

#### Features

- First floor apartment
- Three bedrooms
- Two bathrooms
- Views across communal gardens
- Leasehold with 106 years remaining
- Kitchen/dining/living room
- One allocated parking space
- Carport
- Within easy reach of many amenities
- 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.



## First Floor

Entrance hall with stairs rising to the second floor, leading to the kitchen/dining/living room, complete with a Juliet balcony, enjoying views across parkland. The master bedroom boasts an en-suite shower room and fitted wardrobes. There is a further bedroom, and a family bathroom.

## Second Floor

Spacious double bedroom, with useful fitted wardrobes off the landing.

## Outside

The apartment is located on the far side of the development, and benefits from one allocated parking space and a carport.

## Leasehold

125 years from 2006- 106 years remaining. Current ground rent £100.00 per annum. Current annual service charge £2933.37 per annum. No pets allowed as per lease.

## 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

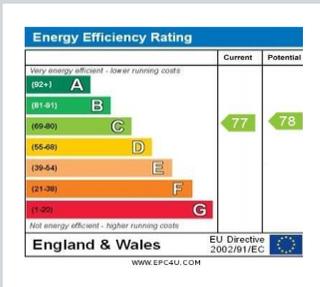
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Leasehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



## Howkins & Harrison

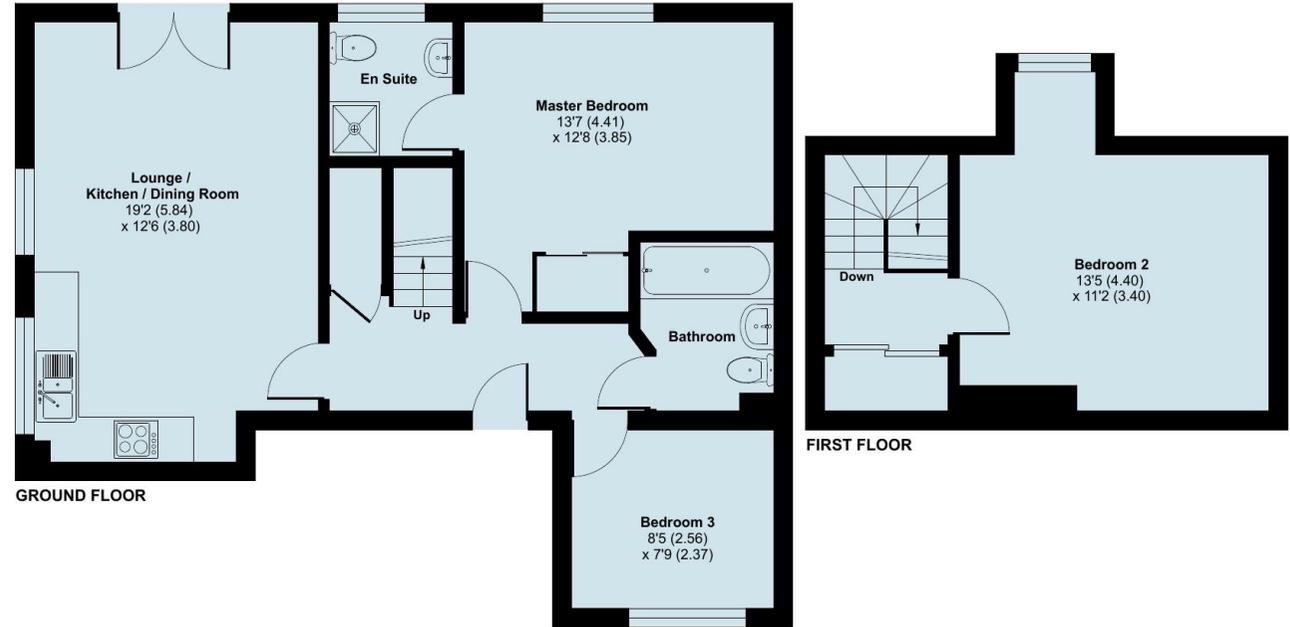
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## Reffield Close, Towcester, NN12

Approximate Area = 877 sq ft / 81.3 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nkhocom 2025 by a third party. Produced for Howkins & Harrison. REF: 1300650

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