

15 Reffield Close, Towcester, Northamptonshire, NN12 6DZ

HOWKINS & HARRISON

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Guide Price: £205,000

This beautifully presented, first floor two- 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 accommodation includes an entrance hall, live-in kitchen/ dining/ living room, two spacious bedrooms, an ensuite and a family bathroom. There is one allocated parking space.

Features

- First floor apartment
- Allocated parking space
- 125-year lease from January 2005
- Two bedrooms
- Family bathroom and ensuite
- Open plan sitting/kitchen/dining room
- Excellent condition throughout
- 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.

Agents Note

We understand that there is approximately 105 years remaining on the lease. Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details









Accommodation

The communal hallway is accessed through a door fitted with intercom buzzer. Located on the first floor, the accommodation includes an entrance hall with a storage cupboard, and family bathroom, leading to the live-in kitchen/dining/living room on the left-hand side and both bedrooms located on the right.

Outside

The apartment is located at the front of the development and benefits from one allocated parking space.

Viewing Arrangements
Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

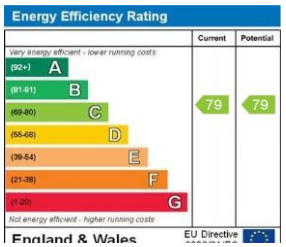
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

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

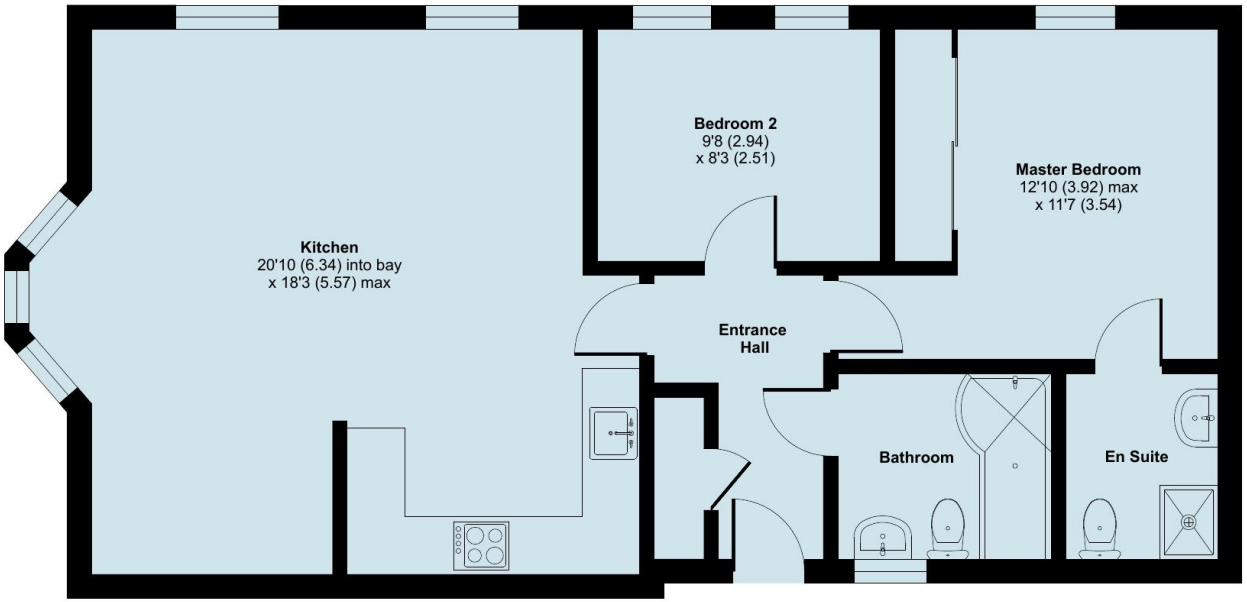


Howkins & Harrison
98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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Approximate Area = 715 sq ft / 66.4 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). ©nichecom 2025. Produced for Howkins & Harrison. REF: 1358684

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.

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