



27 The Lindens, Towcester NN12 6UX

OEIO £170,000

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Situated within a sought-after residential development and just a short walk from Towcester town centre, this well-presented two-bedroom top floor apartment offers spacious and practical accommodation, making it an ideal first-time purchase, investment opportunity or downsizing option.

The property is accessed via a communal entrance and benefits from a welcoming hallway leading to all principal rooms. The generous lounge/dining room provides an excellent space for both relaxing and entertaining, with ample room for dining furniture. The fitted kitchen offers a range of wall and base units with work surfaces and space for appliances.

There are two well-proportioned bedrooms, both offering comfortable accommodation, together with a family bathroom fitted with a modern suite.

Externally, the property benefits from allocated parking and access to attractive communal gardens, providing pleasant outdoor space for residents to enjoy.

Towcester is one of Northamptonshire's most desirable market towns, offering an excellent range of everyday amenities including independent shops, supermarkets, cafés, restaurants, public houses and leisure facilities. The town is renowned for its historic character and vibrant community atmosphere, whilst also providing excellent transport links to Northampton, Milton Keynes and Buckingham. For commuters, the A5 and M1 motorway are easily accessible, and nearby railway stations at Milton Keynes and Northampton offer direct services to London and Birmingham.

Combining generous living accommodation, allocated parking and a convenient town-centre location, this apartment represents an excellent opportunity for a wide range of purchasers.





Lounge Diner

4.29m x 3.76m (14'1" x 12'4")

A private entrance door opens into a useful recessed entrance area, providing a welcoming space before entering the main living accommodation. Located off the entrance is an airing cupboard, offering valuable storage space. The entrance area opens into a spacious lounge/dining room positioned to the front of the apartment. This bright and airy room benefits from windows to both the front and side elevations, allowing an abundance of natural light whilst enjoying pleasant views towards Towcester town centre. The room offers ample space for both seating and dining furniture, making it ideal for everyday living and entertaining.

Kitchen

2.46m x 2.21m (8'1" x 7'3")

Fitted with a range of wall and base units providing ample storage, complemented by work surfaces incorporating a stainless steel sink and drainer with mixer tap positioned beneath a window to the side elevation. The kitchen further benefits from a freestanding cooker, which is included within the sale, with extractor hood above. There is additional under-counter space for a fridge, freezer, washing machine and tumble dryer. Finished with practical tiled flooring, the room provides a functional and well-planned workspace.





Bedroom One

2.87m x 2.69m (9'5" x 8'10")

A generous double bedroom located to the rear of the apartment with a window overlooking the rear aspect. The room benefits from fitted wardrobes providing useful storage space, together with a wall-mounted electric radiator with smartphone app control. Carpeted throughout, the room offers ample space for a range of bedroom furniture.

Bedroom Two

2.36m x 2.24m (7'9" x 7'4")

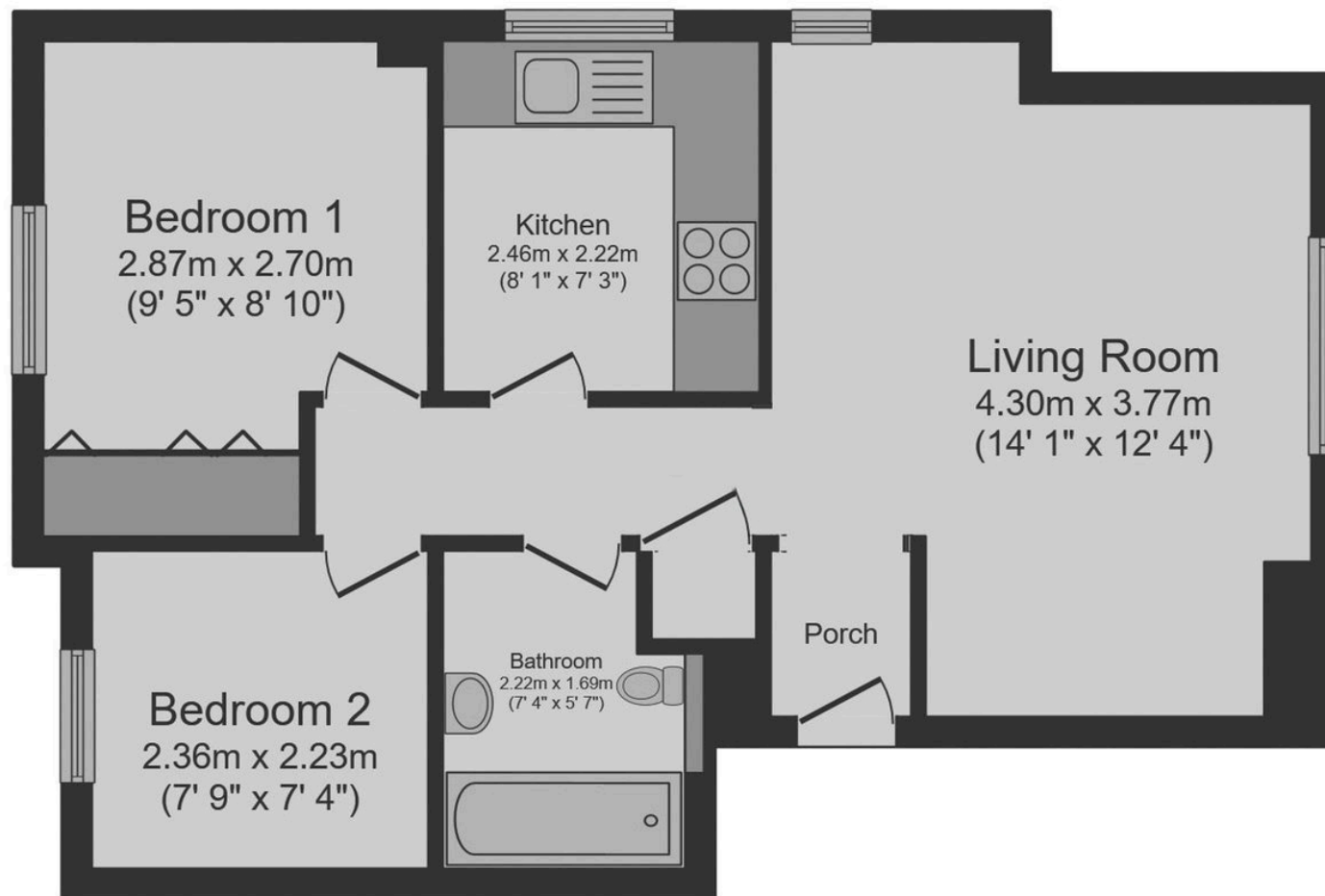
A versatile second bedroom located to the rear of the apartment with a window overlooking the rear aspect. Currently utilised as a bedroom and home office, the room is of sufficient size to accommodate a small double bed if required. Further benefits include a wall-mounted electric radiator with smartphone app control and fitted carpeting throughout.

Bathroom

2.24m x 1.7m (7'4" x 5'7")

Fitted with a three-piece suite comprising a panelled bath with mixer tap and electric shower over. The bath and shower area is fully tiled, providing a practical and attractive finish. The suite is completed by a low-level WC and wash hand basin with mixer tap and tiled splashback.





Floor Plan

Total floor area: 43.7 sq.m. (470 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io