



31 Southgate Drive, Towcester, Northamptonshire, NN12 6JQ

HOWKINS &  
HARRISON

31 Southgate Drive, Towcester,  
Northamptonshire, NN12 6JQ

Guide Price: £160,000

Presented with no onward chain, this first floor apartment is situated within walking distance of the town centre shops and local amenities. The property benefits from two double bedrooms, a bathroom, spacious sitting/dining room and kitchen. Outside, the property further benefits from communal gardens and two allocated parking spaces.

#### Features

- No onward chain
- First floor apartment
- Private entrance
- Conveniently situated within Towcester
- Two bedrooms
- Bathroom
- Spacious sitting room & kitchen
- Communal gardens
- Two allocated parking spaces
- Energy rating D



## 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, and of course the world famous motor racing at Silverstone.



## Accommodation

Stairs rise to the hallway, leading to two bedrooms, a bathroom, and the spacious, open plan sitting/dining room and kitchen.

## Outside

The property is accessed via a pathway leading to the front door, with two allocated parking spaces to the front of the property. A further pathway leads to the communal garden.

## Agents Note

The property is a leasehold property with approximately 89 years remaining of a 125 year lease. We believe the service charge to be £1260 paid annually, with a ground rent of £384, also paid annually. Please speak to the agent for further details.

## 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

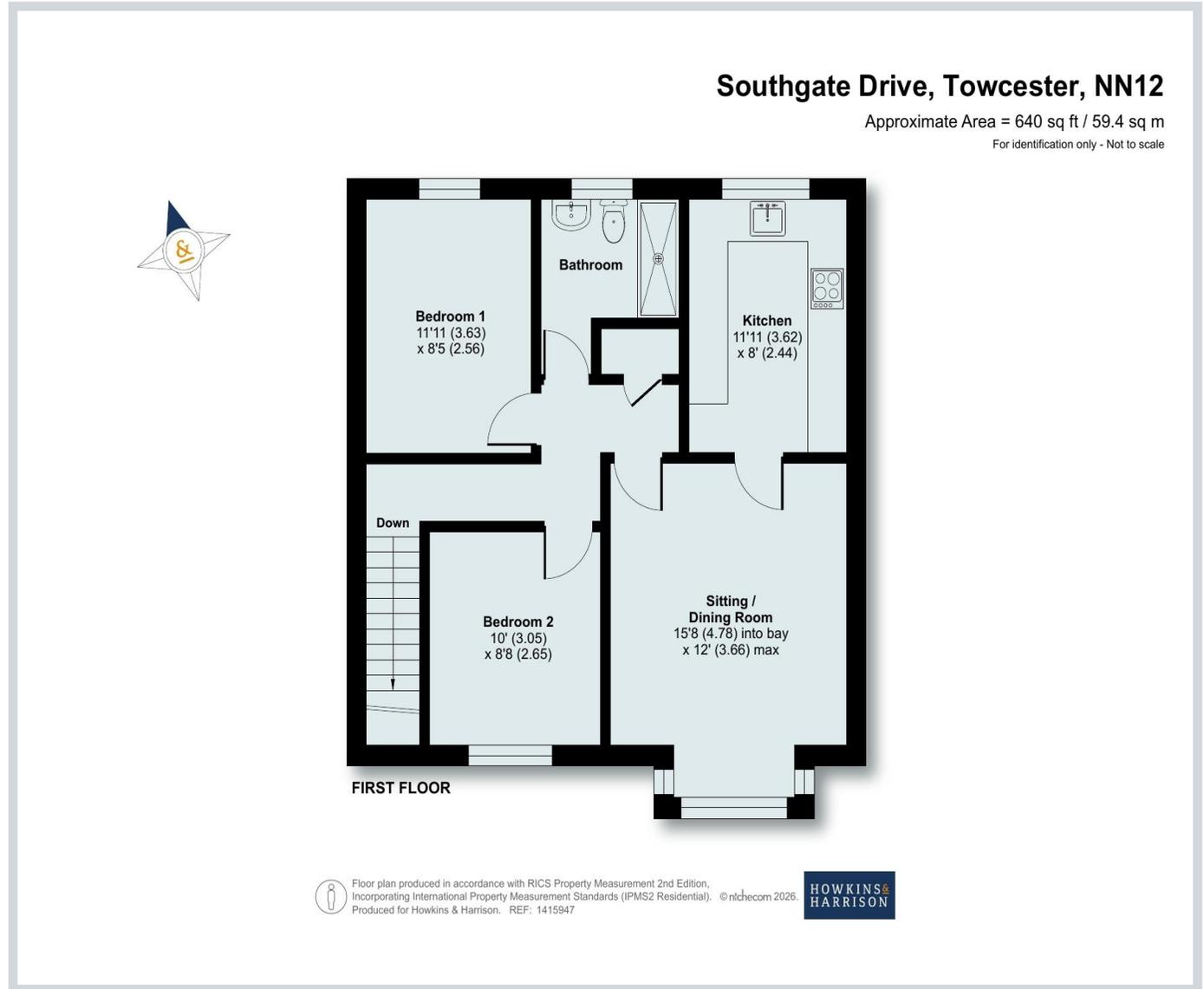
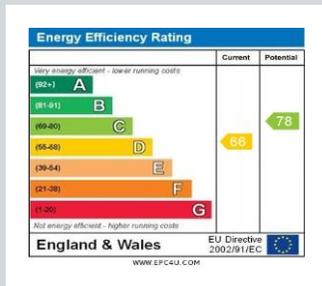
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Leasehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – A



## Howkins & Harrison

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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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