



Property:

1 & 2 Moat Yard, Moat Lane, Towcester, Northamptonshire, NN12 6AD

Guide Price: £250,000

A rare and exciting opportunity to buy a pair of apartments, converted from a former barn, centrally located within the thriving town of Towcester. The properties are currently let on Assured Shorthold tenancies at £795 pcm and £900 pcm respectively, creating a gross annual yield of £20,340, which equates to 8.13%. Each apartment has one allocated parking space. It should be noted that the freehold will also be acquired within the purchase. INVESTORS ONLY.

**HOWKINS &
HARRISON**

Ground Floor – No.2

Enter into the kitchen, beyond which is the sitting / dining room, off which is a bedroom and shower room. Electric heating.

First Floor – No.1

A separate front door, entrance hall and stairwell opens into the sitting / dining / bedroom, with doors into the kitchen and shower room. Electric heating.

Outside

There is no outside space owned by either apartment, other than one parking space being allocated to each apartment.

Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

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: 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 and drainage services.

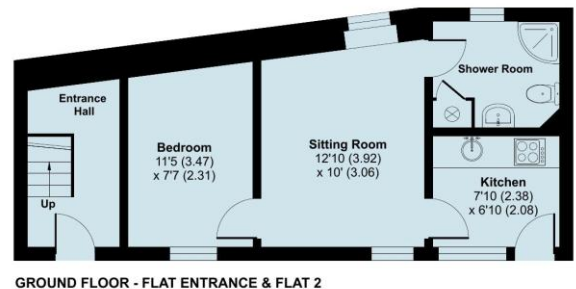
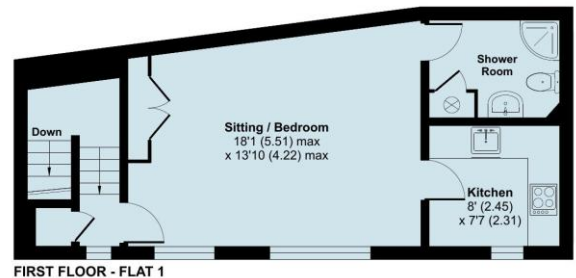
Local Authority

West Northamptonshire Council – Tel:0300- 1267000

Council Tax Band – Flat 1: A, Flat 2: A

Moat Yard, Moat Lane, Towcester, NN12

Approximate Area = 788 sq ft / 73.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Howkins & Harrison. REF: 1251100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.