



- ❖ Town Centre Location
- ❖ First Floor Flat
- ❖ Open Plan Living Area
- ❖ Fitted Kitchen
- ❖ Shower Room with W.C.
- ❖ Two Bedrooms
- ❖ Electric Radiator Heating
- ❖ Parking Area To Rear
- ❖ EPC Energy Rating: C

**Flat 2, 18 Park Street, Towcester**  
**£135,000 Leasehold**



## Flat 2, 18 Park Street, Towcester, NN12 6DQ

A two bedroom flat located on the first floor of a Grade II listed Georgian building within Towcester town centre. The flat has its own entrance from external steps to the rear with parking available in the car park below. There are two bedrooms, electric central heating to radiators, a fitted kitchen with integrated appliances and a fully tiled shower room.

**LOCATION:** TOWCESTER Situated within walking distance of the thriving market town are Towcester's many amenities including primary and secondary schools, shops, bars and restaurants, doctor and dentist surgeries and a leisure centre. There is good access to the main 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 golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, junior sports football, rugby, netball, hockey, cricket and motor racing at Silverstone circuit.



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**OPEN PLAN**

**LIVING AREA: 15' 10" x 8' 5" (4.83m x 2.57m)**

Timber door to rear. Timber window to rear. T.V. point.  
Radiator.

**KITCHEN AREA: 7' 6" x 7' 3" (2.31m x 2.21m)** Fitted with a range of wall and base units. Stainless steel sink unit. Electric oven, hob and extractor. Built in fridge. Built in washing machine.



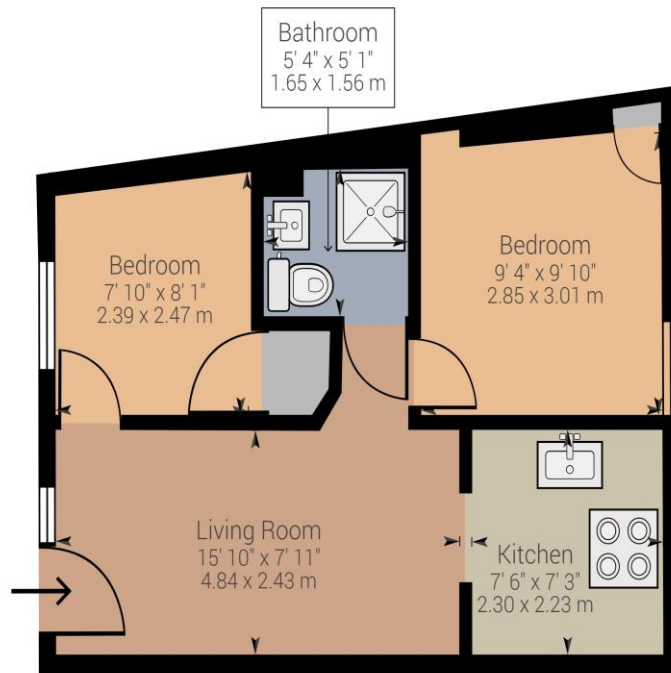


**BEDROOM ONE: 9' 3" x 8' 11" (2.82m x 2.74m)** Timber sash window to front. Radiator.

**BEDROOM TWO: 8' 0" x 7' 8" (2.44m x 2.34m)** Timber window to rear. Radiator. Built in cupboard.



**SHOWER ROOM: 5' 2" x 4' 11" (1.6m x 1.52m)** Three piece white suite comprising, shower cubicle, pedestal wash hand basin and low level W.C. Extractor Fan. Heated towel rail.



Approximate net internal area: 382.73 ft<sup>2</sup> / 35.56 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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**LEASE:** We are advised that the property has a 125 year lease with 115 years remaining. Ground Rent is charged at £195 per annum and there is a Management Charge of £960 per annum, which includes maintenance of the common areas .

**Notes:**

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