



- ❖ First Floor Apartment
- ❖ Ideal Investment or FTB
- ❖ Open Plan Living Area
- ❖ Shower Room with W.C.
- ❖ Beech Fitted Kitchen
- ❖ Double Bedroom
- ❖ Electric Radiator Heating
- ❖ Town Centre Location
- ❖ EPC Energy Rating: C

**Park Street, Towcester**  
**£105,000 Leasehold**



# Park Street, Towcester, NN12 6DQ

**A one bedroom FIRST FLOOR FLAT located in a Grade II listed Georgian building within Towcester town centre. The flat benefits from electric heating to radiators, a fitted Beech kitchen with some 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.



## Park Street, Towcester, NN12 6DQ

**HALLWAY:** Panel door to front. Smoke alarm. Heating thermostat. Intercom phone.

**OPEN PLAN LIVING AREA:** 15' 1" max x 9' 1" max (4.6m x 2.77m)

**LIVING AREA:**

Sash window to the front. T.V. Point. Radiator.

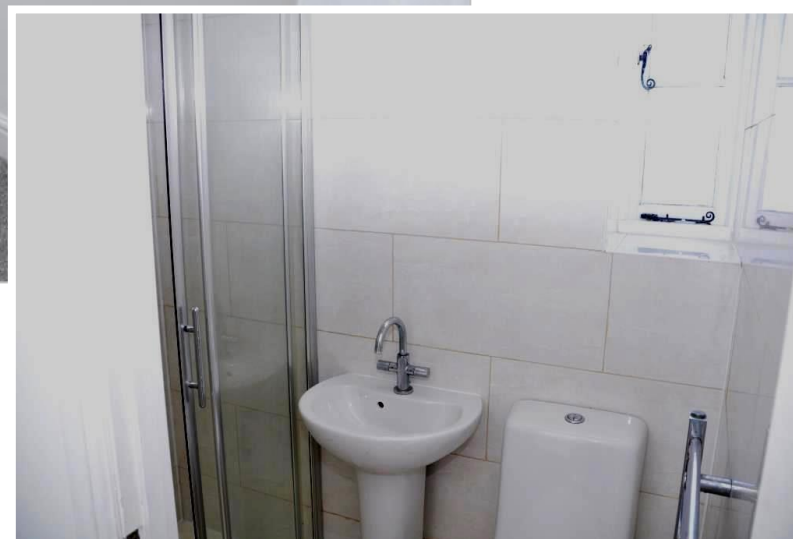


**KITCHEN AREA:** Window to the rear. Fitted with a range of wall and base units, stainless steel sink unit. Built-in Electric oven, hob with stainless steel extractor hood, fridge and washer/dryer.



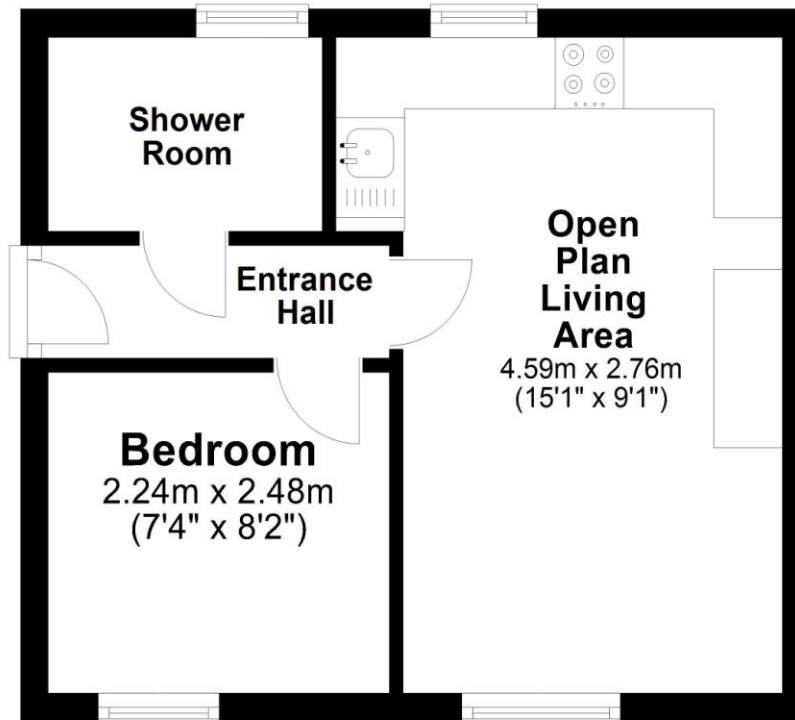
**BEDROOM:** 8' 2" x 7' 4" (2.49m x 2.26m) Sash window to the front. Radiator.

**SHOWER ROOM:** Window to the rear. Fitted with a shower cubicle, wash hand basin and low level W.C. Extractor Fan. Ladder radiator.



## Flat 4, 16 Park St

Not to Scale



**LEASE:** We are advised that the property has a 110 year lease. Ground Rent is charged at £195 per annum and there is a Management Charge of £80 per calendar month, which includes maintenance of the common areas and buildings insurance.

**Notes:** The property is currently let on a shorthold tenancy basis at £575.00 PCM. The tenant has expressed a wish to remain.

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