



- ❖ Second Floor Apartment
- ❖ Built in White Goods
- ❖ Ideal Investment or F.T.B.
- ❖ Shower Room with W.C.
- ❖ Double Bedroom
- ❖ Electric Radiator Heating
- ❖ Laminate Flooring
- ❖ Town Centre Location
- ❖ EPC Energy Rating: D

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



## Flat 6, 16 Park Street, Towcester, Northamptonshire, NN12 6DQ

A one bedroom **SECOND FLOOR FLAT** located in a **Grade II listed Georgian building** within Towcester town centre. The flat benefits from electric central heating to radiators and laminate flooring. Located in a secure block this property offers a communal hallway, shower room, fitted kitchen with appliances, a lounge/diner, fully tiled shower room and a double bedroom.

**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.





**KITCHEN AREA:** Window to rear. Range of wall and floor units in Beech with dark work surfaces. Built-in oven, fridge and dishwasher. Laminate flooring.

**HALLWAY:** Secure door to block landing. Consumer unit. Fire Alarm. Coat hooks. Laminate flooring

**OPEN PLAN LOUNGE/DINER/KITCHEN:**  
**15' 10" x 10' 10" (4.83m x 3.3m) (max)**

**LOUNGE/DINING AREA:** Windows to front. Exposed ceiling beams Radiator. Laminate flooring.





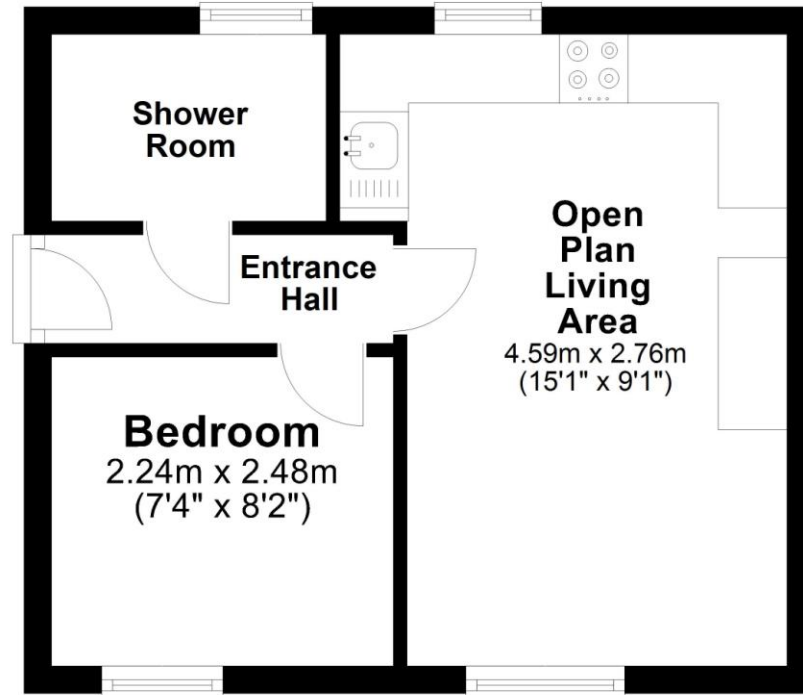
**SHOWER ROOM: 6' 4" x 3' 8" (1.937m x 1.119m)** Window to rear.  
White 3pc suite comprising, shower cubicle, low level W.C.,  
pedestal wash hand basin. Stainless steel ladder radiator. Extractor.  
Bathroom cabinet. Wall mounted mirror. Ceramic tiled flooring.

**BEDROOM: 8' 9" x 7' 10" (2.691m x 2.412m)** Window to front.  
Radiator. Fitted carpet.



## Flat 6, 16 Park St

Not to Scale



**LEASE:** We are advised that the property has a lease of 110 years. 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 £600.00 PCM. The tenant has expressed a wish to remain.

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