



Malthouse Court, Towcester

Offers in the region of **£385,000**



JACKIE OLIVER & CO

14 Malthouse Court, Towcester,
Northamptonshire, NN12 6UY

This spacious three bedroom cottage is situated at the far end of this exclusive development and enjoys pretty views over the beautifully maintained communal gardens.

Entrance Hall | Sitting Room | Dining Room |
Kitchen | Shower Room | Three Double Bedrooms |
Balcony to Bedroom 1 | Four Piece Bathroom

The Property

Nestled in the stunning grounds of this highly desirable location exclusively available to the over 55's, No. 14 is one of the largest properties on the development and provides approx. 1410 sq ft of accommodation. Benefitting from a single garage and a small courtyard garden as well as enjoying the use of the communal gardens with a guest suite and a shared laundry, the property briefly offers an entrance hall, a sitting room with interconnecting doors to the dining room, a kitchen and a shower room on the ground floor whilst the first floor comprises three double bedrooms & a bathroom.



- Electric heaters
- Double glazing
- Conservation area
- Leasehold
- Council tax band F
- EPC rating band D





The Ground Floor

Entered via a communal hallway serving just two properties, the cottage entrance hall has fitted coir matting immediately underfoot and stairs to the first floor with a built-in storage cupboard under.

The sitting room at the front of the property has a window and French doors enjoying views over the communal gardens and provides ample space for a range of furniture. Double wooden doors lead into the separate dining room which is dual aspect with a pair of French doors affording access into the private courtyard garden and a further window to the front again enjoying picturesque garden views.

Returning to the entrance hall, the three piece ground floor shower room comprises a shower cubicle with folding glass screen, a wash basin and a W.C., all with a useful built-in storage cupboard.

The Kitchen

The kitchen is fitted with a range of floor and wall mounted storage cupboards and working surfaces with a stainless steel sink & single drainer unit.

The dishwasher (working order unknown), eye level electric oven and a four ring electric hob are all integrated, there is a freestanding fridge/freezer and space is provided for your own washing machine. A half glazed door with window leads to the courtyard.

How far to...?



Waitrose Supermarket & Cafe

c 0.2 miles



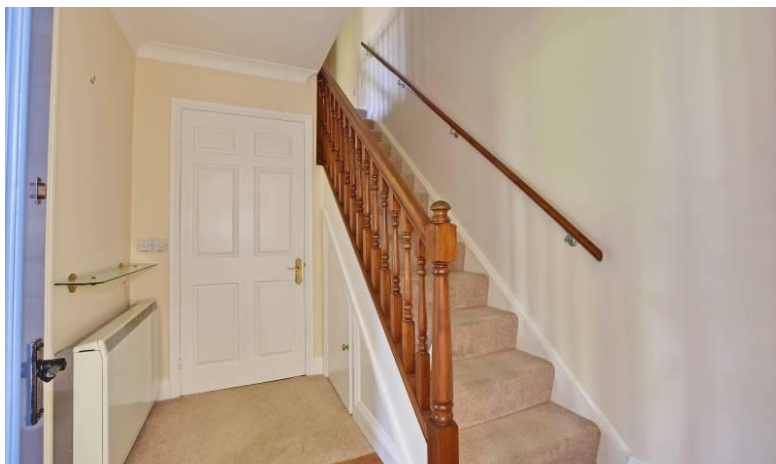
Ten Hands Cafe & High Street Shops

c 0.2 miles



Whittlebury Hall Hotel, Golf & Spa

c 4.5 miles



The First Floor

Accessed via stairs from the entrance hall, the first floor landing has a hatch into the loft space and an airing cupboard housing the hot water tank and slatted linen shelving. The three bedrooms are all doubles in size and all benefit from built-in storage. The largest bedroom is dual aspect with windows to the front and rear as well as a glazed door onto the balcony enjoying panoramic views of the communal gardens & allotments behind, the balcony being large enough for a small breakfast table & chairs. The first floor is completed by the four piece bathroom offering a bath, a shower cubicle, a vanity wash basin with drawers under and a W.C.

The Courtyard Garden

Situated to the side of the property and accessed via both the kitchen and dining room, the property has a small private courtyard which is entirely paved and partially enclosed by trellis fencing and shrubs.

The Single Garage

The property has a single garage providing off road parking accessed via a metal up and over door from the front. The allocated garage is situated on the right hand side of the development with No. 14 above the door.

Communal Gardens

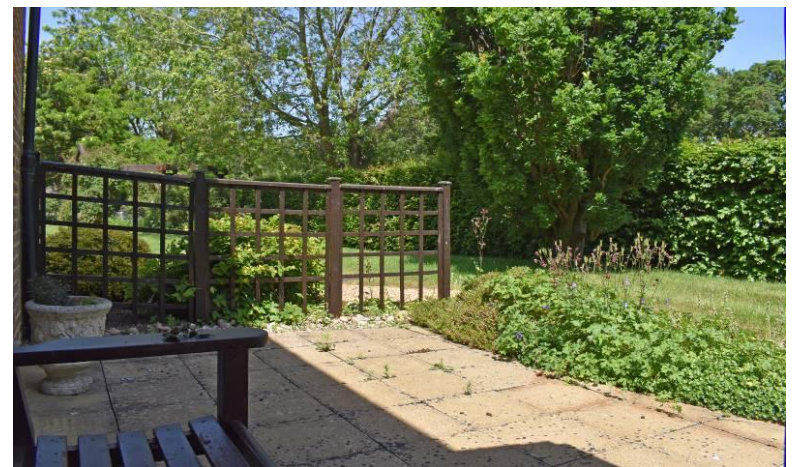
Malthouse Court is surrounded by beautifully maintained gardens providing lawned areas with attractive flower and shrub planting and pathways.







Guest Suite & Communal Laundry
A guest suite is available for the use of visiting friends and family. There is also a communal laundry room available for use. Access to both amenities is arranged via Malthouse Court main office.



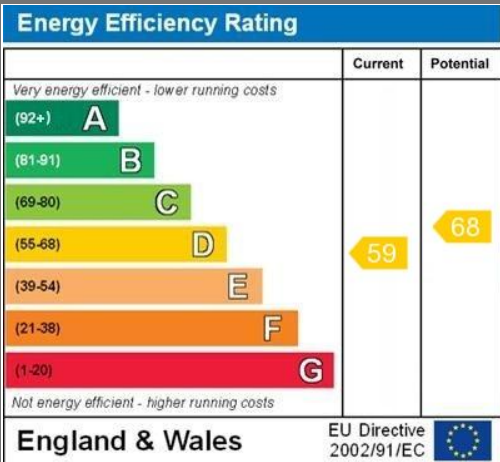
Tenure – Leasehold

Leasehold - 150 years commencing on 24th March 1988.

Ground Rent: One peppercorn

Service Charge: £4612.00 inclusive of water rates and buildings insurance.

You are recommended to have this information verified by your legal advisors at your earliest opportunity.



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