213a Watling Street West, Towcester,
£695 pcm
A versatile apartment retaining a wealth of period features, close to the town centre and local amenities. Approached via a small pathway from Watling Street, this property offers a ground floor lobby with stairs leading to the first floor hallway, kitchen, re-fitted shower room, and two reception rooms or bedrooms. Another small staircase leads to the second floor reception room or bedroom, which features timbered sloping ceilings.

Agents Note: As this property is above a retail unit, allowing children will be at the Landlord/Agents discretion.

LOCATION: Towcester is a thriving town centred on the historic Market Square, where there are shopping and other facilities. Towcester is situated on the junction of the A5 Watling Street and the A43 Oxford to Northampton Road. Improvements to the A43 have provided the town with an excellent high speed road link to Northampton, the M1 and the M40. Milton Keynes with its Inter-city rail service (London Euston 40 minutes) is approximately 12 miles to the south. Sporting facilities in the area include a Leisure Centre and horse racing in Towcester, motor racing at Silverstone and golf at Farthingstone, Silverstone and Whittlebury. There are also churches of several denominations in the town.

ACCOMMODATION: Lobby, hallway, kitchen, shower room, three reception/bedrooms.


KITCHEN: 8’7” x 12’0” (2.634m x 3.681m) Sealed unit window to rear. Fitted floor units incorporating stainless steel sink. Space for under counter fridge. Plumbing for washing machine. Freestanding electric oven. Electric storage heater. Exposed timbers. Laminate flooring.

**LOUNGE/bedroom**: 13’ 11” x 10’ 3” less chimney breast (4.259m x 3.140m less chimney breast) Timber sash window to front. Ornamental cast iron fireplace. Window seat. Exposed wall and ceiling timbers. Exposed stonework. Electric storage heater. Fitted carpet.

**BEDROOM/RECEPTION**: 13’ 10” x 9’ 7” (4.240m x 2.945m) Timber sash window to front. Exposed brick work. Wall and ceiling timbers. Window seat. Under stairs cupboard. Electric storage heater. Fitted carpet.
ATTIC BEDROOM/RECEPTION: 11' 3" x 19' 8" less chimney breast (3.452m x 6.018m less chimney breast) Two Velux windows. 1 non opening timber window to front. Sloping ceilings. Exposed wall, floor and ceiling timbers. Eaves storage. Electric storage heater. Fitted carpet.

APPLICATION: Prospective tenants will be required to pay an Application Fee of £198 including VAT for the lead tenant. Every additional person over the age of 18, whether contributing to the monthly rent or not, will incur a charge of £90 including VAT to cover the cost of referencing, credit checks and drawing up the legal documentation. This Fee is non-refundable EXCEPT in the event of the landlord choosing not to proceed for reasons other than unsatisfactory and adverse references.

TENANCY AGREEMENT: An Assured Shorthold Tenancy Agreement will be drawn up and must be signed by all tenants. A tenant is any person over the age of eighteen years, residing in the property on a permanent basis. This Agreement is a legally binding document. Anyone entering into this legal Agreement must be aware of the responsibilities and liabilities involved. If you are unsure, please take legal advice.

DEPOSIT: A deposit is required equivalent to 1.5 months rent. This must be paid, together with the first calendar month's rent, prior to the keys being released to the tenant. The payment must be in cleared funds i.e. Cash, building society cheque or bankers' draft. The deposit will be held throughout the term of the tenancy and refunded following the tenant's vacation, providing no costs have been incurred through damage or negligence on the part of the tenant. The deposit monies cannot, at any time, be utilised as payment for any part of rental due under the terms of the Agreement.