



- ❖ Second Floor Studio Flat
- ❖ Living Room/Bedroom
- ❖ Kitchen & Bathroom
- ❖ Sealed Unit Double Glazed Windows
- ❖ With Electric Heating
- ❖ Parking to the Rear
- ❖ Ideal Investment or First Purchase
- ❖ Walking Distance to Town Centre
- ❖ EPC Energy rating - D

**Flat 15, Islington Court, Islington Road, Towcester**  
**£89,950 Leasehold**



## Flat 15, Islington Court, Islington Road, Towcester, Northamptonshire, NN12 6AU

**A modern second floor studio flat conveniently located within walking distance of the Town Centre and other amenities and benefits from sealed unit double glazed windows and electric heating.**

**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.

[www.britinfo.net/index\\_Towcester.htm](http://www.britinfo.net/index_Towcester.htm)

**ACCOMMODATION:** Communal Entrance, Hall, Living Room/Bedroom, Kitchen, Bathroom. Outside, Parking to the Rear.

**COMMUNAL ENTRANCE:** Communal staircase rising to second floor flat.

**HALL:** Airing cupboard, entry phone.

**LIVING ROOM/BEDROOM:** 13' 5" x 13' 3" (4.09m x 4.04m) Double glazed box bay window to front aspect, further double glazed window to side aspect, electric storage heater.

**KITCHEN:** 10' 6" x 6' 0" (3.2m x 1.83m) Fitted with base units and a tall cupboard with work surfaces and a single drainer sink unit with mixer tap, tiled splash backs, built in electric oven, four ring electric hob and extractor over, electric down flow wall heater, two Velux skylight windows.

**BATHROOM:** Three piece suite comprising pedestal wash hand basin, WC and panelled bath with shower, tiled splash backs, electric down flow wall heater.

**OUTSIDE:** There is parking to the rear of the property.

**AGENTS NOTES:** The vendor has informed us the length of the Lease is 125 years from June 1991. The ground rent is £40 per annum, payable in two payments on 1st January and 1st July. The service and maintenance charges are approximately £850 to £900 per annum again payable in two payments on 1st January and 1st July. Charges may vary slightly, depending on the maintenance required. Any interested party should consult their solicitor before proceeding with the purchase.

15 Islington Court, Towcester



Not to scale

NOTES:

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of **Bartram & Co** has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property.