

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

- 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, 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

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.

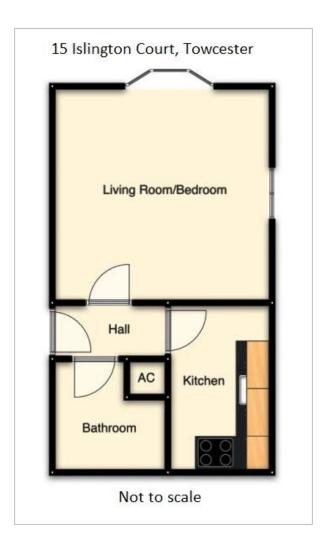
LIVING ROOM/BEDROOM: 13' 5" x 13' 3" (4.09m x 4.04m) Double glazed box bay window to front aspect, further double glazed window to side aspect, electric storage heater.

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.



NOTES:		

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