Richmond Court, Towcester
£129,950 Leasehold

- One Bedroom Retirement Property
- Age Restricted to Over 55's
- First Floor Location with Stairlift
- Re-Fitted Kitchen, Double Glazing
- Re-fitted Bath/Shower Enclosure
- Guest Accommodation Available
- On-Site Laundry Facility
- Landscaped Communal Gardens
- EPC Energy Rating - C
A one bedroom first floor retirement property, with the benefit of a stair lift, situated in this popular over 55's development. Comprised of only 32 properties with landscaped communal spaces, visitor parking, guest accommodation and a laundry, the property is fitted with alarms connected to the development manager in the case of an emergency and is just a short walk to the town centre. The property provides a hallway, living/dining room, inner hall, re-fitted kitchen, bedroom with fitted wardrobes and a re-fitted bath/shower room with a walk-in bath and shower over.

LOCATION: TOWCESTER is a thriving town centred on the historic Market Square, where there are shopping and other facilities. The town 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

ENTRANCE HALL: Entered through a composite double glazed door, with stairs and a stair lift to the first floor landing. A door leads to:
LOUNGE/DINING ROOM: 21' 3" x 15' 4" (6.48m x 4.67m) (narrowing to 7'8" in Dining Area) This room is open plan, with two UPVC double glazed windows to the front elevation, an electric storage heater, both ceiling and two wall light points, a walk-in storage cupboard, a security entry phone system and TV point.

DINING AREA: With a door to the staircase, a wall light point and a door to:
INNER HALL: With doors to the bedroom, shower room, airing cupboard and:

KITCHEN: 9' 1" x 5' 5" (2.77m x 1.65m) Re-fitted in a range of matching white high gloss base and eye level cupboards and wood grain effect working surfaces, incorporating a single bowl sink unit with a mixer tap over. There is an inset four place ceramic hob with an oven and grill below and an extractor over. Adjacent is an integrated fridge/freezer and there is a UPVC double glazed window to the rear elevation.

BEDROOM: 8' 1" x 7' 5" (2.46m x 2.26m) (minimum) With a UPVC double glazed window to the rear elevation, a high level TV point, a wall heater and two walls with a range of high gloss fitted wardrobes, providing a recess for the bed head and valise cupboards over, bedside drawers and a further range of eight fitted drawers and an access hatch to the loft.

BATH/SHOWER ROOM: 6' 8" x 5' 4" (2.03m x 1.63m) Re-fitted in a white suite of a walk-in bath/shower enclosure with a height adjustable shower and glazed side screen. There is a wall mounted wash hand basin with a cupboard below, a low level WC, a ladder radiator, a UPVC double glazed window to the side elevation and tile effect flooring.

OUTSIDE: The property is approached along a footpath leading from the car park, providing ample resident and visitor parking. Adjacent to the front door is a storage cupboard.
**TENURE:** The property is sold on a leasehold basis, with 66 years remaining of a 99 year lease.

**MAINTENANCE & SERVICE CHARGES:** We have been advised by the vendors that the remaining term of the lease is approximately 65 years.

**GROUND RENT:** £50pa

**SERVICE CHARGE:** £2,160.00 inclusive of buildings insurance

**GUEST ACCOMMODATION:** Guest Accommodation within the Richmond Court development may be used by prior arrangement with the warden. Adjacent to this is also a laundry room with washing machines & tumble dryers which are available for use by residents.

**SITE MANAGER ASSISTANCE:** The property is fitted with emergency alarms to connect to the site manager, who will provide assistance when needed.