



- ❖ First Floor Two Bedroom Apartment
- ❖ En Suite Bath/shower To Master
- ❖ Two Double Bedrooms
- ❖ 18ft Lounge/Dining Room
- ❖ Fitted Kitchen With Appliances
- ❖ Re-Fitted Shower Room
- ❖ Gas Central Heating, Double Glazing
- ❖ Private Parking For Two Cars
- ❖ EPC Rating - B

**Fusilier Way, Weedon**  
**£178,995 Leasehold**



## 15 Fusilier Way, Weedon, Northamptonshire, NN7 4TH

A deceptively spacious two bedroom first floor apartment in the sought after village of Weedon, which has excellent local amenities and road and rail links. Presented in excellent condition the property provides two double bedrooms with fitted wardrobes and an en-suite bathroom to the master, a re-fitted shower room, an 18ft lounge/dining room and a fitted kitchen with a range of built in appliances. Further benefits include gas central heating, UPVC double glazing, a security entryphone system and two private parking spaces.

**LOCATION: WEEDON** is situated about 7 miles to the north of Towcester just off the A45/A5 junction. These roads, together with the M1 (access at junction 16, (2 miles distant) give excellent road communications to Milton Keynes to the south (and onward to London by Intercity rail service to Euston), Northampton to the east and at Daventry, Rugby and Coventry to the north. This large, thriving village is well-known for its numerous antique shops, whilst also offering a selection of other shops and facilities, including doctor's surgery, dentist, post office, general store, together with hotels, restaurants, hairdresser and a primary school. The village is surrounded by attractive countryside where beauty spots include Everdon Stubbs and Badby Woods. Sporting facilities in the area include golf at Farthingstone, horse racing at Towcester, and motor racing at Silverstone.  
[www.weedonbec-pc.gov.uk](http://www.weedonbec-pc.gov.uk)



**ACCOMMODATION:** Entrance Hall, Lounge/Dining Room, Kitchen, Master Bedroom with En-Suite Bath/Shower Room, Further Double Bedroom, Re-Fitted Shower Room, Private Parking for Two Cars.

**HALL:** Entered through a panelled door from the communal hallway, there is a built in storage cupboard, an airing cupboard housing a gas fired combination boiler serving the radiator heating and domestic hot water and panel doors leading to:

**LOUNGE/DINING ROOM: 18' 2" x 11' 3" (5.54m x 3.43m)** A light room with three UPVC double glazed windows to the rear elevation, a corniced ceiling, two single panel radiators, a television point and a door to:



**KITCHEN: 10' 2" x 8' (3.1m x 2.44m)** Fitted in a range of wood grain effect laminate base and eye level cabinets incorporating a one and a quarter bowl stainless steel sink unit with a mixer tap over and cupboards below, an inset four place gas hob with an electric oven below and an extractor hood over, plumbing for a washing machine and space for a fridge/freezer. Heating is provided by a double radiator, and there is a ceramic tiled floor, a corniced ceiling and a UPVC double glazed window to the rear elevation.



**BEDROOM ONE: 13' x 10' 3" (3.96m x 3.12m)** With two UPVC double glazed windows to the front elevation, wall to wall built in mirror door wardrobes with clothes hanging rails and storage shelving, a TV point, a single panel radiator, a corniced ceiling and door to:

**EN-SUITE BATH/SHOWER ROOM:** Fitted in a white suite of a panelled bath with a mixer tap shower, an inset wash hand basin with a vanity area either side and cupboard below and a low level WC. There is an electric shaver point, a corniced ceiling, an extractor fan, a single panel radiator and a UPVC frosted double glazed window to the side elevation.



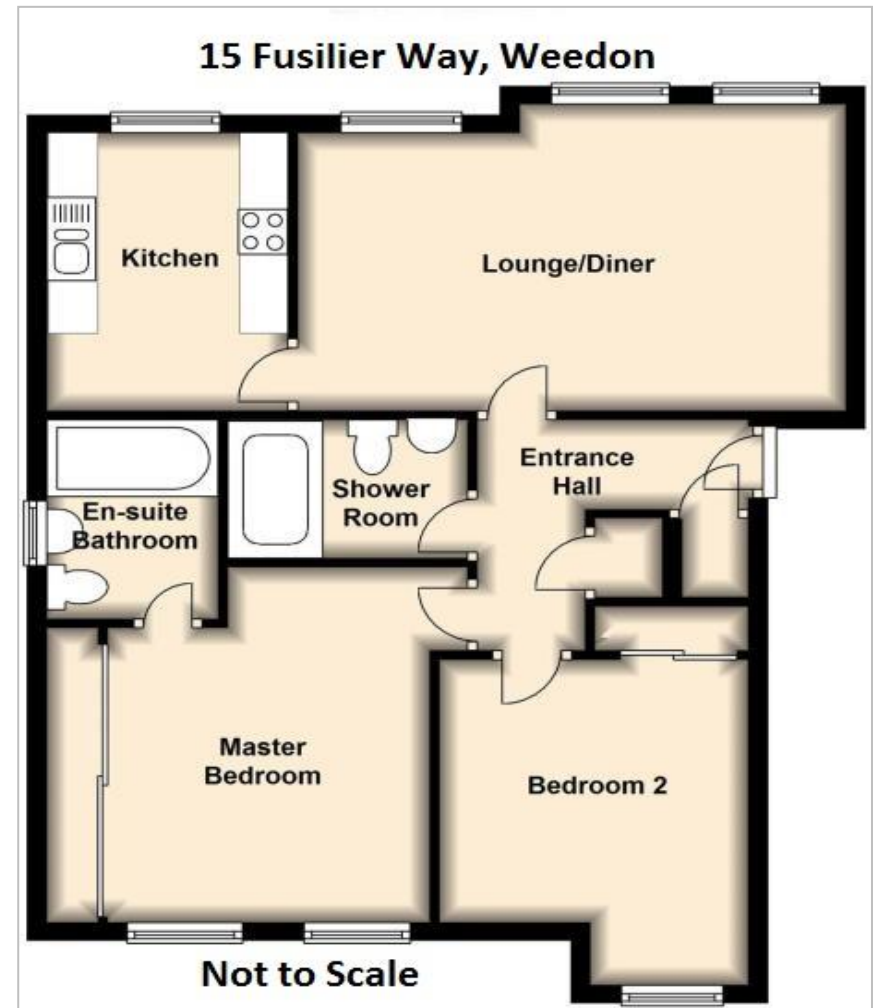
**BEDROOM TWO: 11' 8" x 10' 2" (3.56m x 3.1m)** Providing built in double mirror door wardrobes with clothes hanging rails and shelving, a TV point, a double panel radiator, a corniced ceiling and a UPVC double glazed window to the front elevation.



**SHOWER ROOM:** Re-fitted with a white double width tiled cubicle with a height adjustable shower and sliding screen door, a pedestal wash hand basin and a low level WC. There is an electric shaver point, a corniced ceiling, recessed ceiling lights and a ladder radiator.

**OUTSIDE:** The property benefits from communal gardens to the rear and two private parking spaces to the front.

**AGENTS NOTE:** The property has the benefit of a 125 year lease, with 104 years remaining. We are advised the ground rent is £250.00 per annum, with a maintenance charge of £590 per annum paid monthly, which includes buildings insurance and maintenance of the common areas, including the communal gardens.



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