



- ❖ Second Floor Apartment
- ❖ Two Bedrooms
- ❖ Close to Amenities and Schools
- ❖ Re-Fitted Kitchen with Appliances
- ❖ Family Bath/Shower Room
- ❖ Double Glazing Throughout
- ❖ No Upward Chain
- ❖ Two Parking Spaces to Rear
- ❖ EPC Energy Rating: D

**Flat 6, Islington Court,  
£140,000 Leasehold**

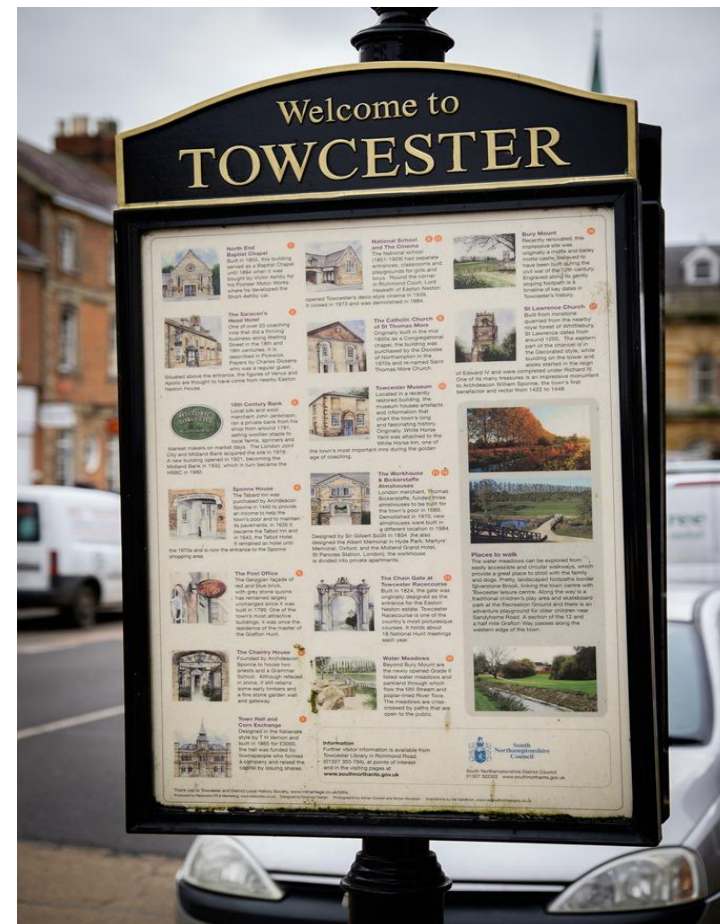


## Flat 6, Islington Court, Towcester, NN12 6AU

An excellent opportunity to acquire this established two bedroom second floor apartment with no upward chain, is located close to the town centre, within walking distance of amenities and schools. Benefitting from both a re-fitted kitchen and bathroom, the property is double glazed throughout, with ample private parking to the rear. The living room features a square bay window to the front and the kitchen has a range of integrated cooking appliances. The re-fitted bathroom also has a shower and outside there are two allocated parking spaces.

**LOCATION: TOWCESTER** Situated within walking distance of the thriving market town are Towcester's many amenities including primary and secondary schools, shops, bars and restaurants, doctor and dentist surgeries and a leisure centre. There is good access to the main roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively. Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, water sports at Willen Lake, junior sports including football, rugby, netball, hockey, cricket and motor racing at Silverstone circuit.

**AGENTS NOTE:** The photographs were taken prior to the existing tenancy starting in 2016.



**HALL:** Approached from a panelled door, there are stairs to the second floor landing:

**LANDING:** With a double glazed Velux window, there is an access hatch to the loft, a night storage heater, a security intercom phone and the airing cupboard.

**LOUNGE: 12' 3" x 12' 2" (3.73m x 3.71m)** (excluding bay) Featuring a double glazed square bay window to the front elevation, this room has a TV point, an electric space heater, a corniced ceiling and telephone socket.





**KITCHEN: 9' x 7' (2.74m x 2.13m)** Re-fitted in a range of white shaker style base and eye level cupboards incorporating a single drainer stainless steel sink unit with a mixer tap over and cupboards below. Adjacent is an inset four place ceramic hob with an electric oven below and an extractor hood over. Space is provided for a fridge/freezer and there is plumbing for a washing machine, a tile effect vinyl floor, a wall mounted electric heater and a double glazed window to the front elevation.

**BEDROOM ONE: 12' 7" x 8' 2" (3.84m x 2.49m)** With a double glazed window to the rear elevation, a wall mounted heater and a corniced ceiling.

**BEDROOM TWO: 7' 4" x 6' 7" (2.24m x 2.01m)** Providing a built-in storage cupboard, two double glazed windows to the rear elevation, a wall mounted electric heater and a corniced ceiling.

**BATH/SHOWER ROOM: 6' 2" x 6' 2" (1.88m x 1.88m)** Fitted in a white suite of a panelled bath with a height adjustable shower over and side screen. There is a pedestal was hand basin, a low level WC, an extractor fan and a wall mounted fan heater.

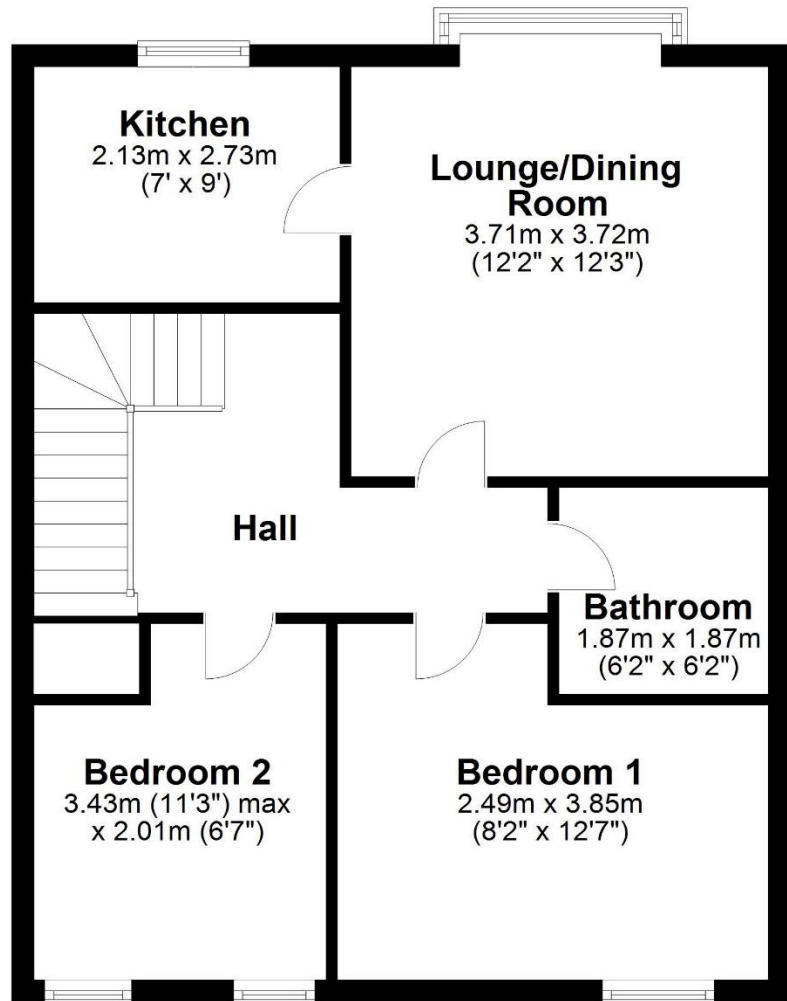
**OUTSIDE:** To the rear of the property is a parking area with two allocated spaces. External stairs lead to the first floor, where there is an intercom.

**LEASE:** The property is for sale on a Leasehold with a 90 year term remaining. Ground rent of £193.74 p.a. is payable together with a management service charge of £2240 p.a. The management fee includes all maintenance of the common areas and buildings insurance.



## Flat 6, Islington Court

Not to Scale



NOTES:

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