



mustard
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At a glance

- Move For Free Package*
- Home Exchange Available
- Over 60s Retirement Living
- 24-Hour Care Assistance
- Use of an Owners' Lounge
- Lodge Manager
- Guest Suite for friends and family
- Off-Street Parking



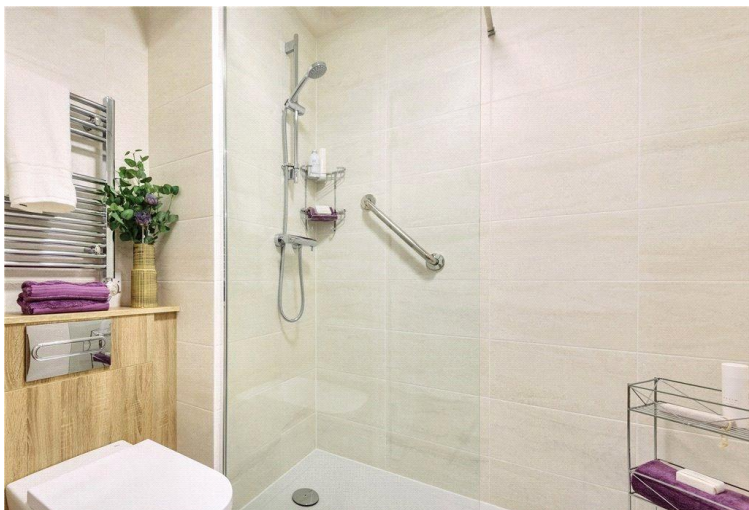
Watling Lodge

Water Lane
Towcester
Northamptonshire
NN12 6HR

Price
£287,950

IN DETAIL

A stunning development of luxury retirement apartments situated centrally in the Roman market town of Towcester, with easy access to all amenities. Benefiting from high-specifications throughout, there's also a site Lodge Manager, use of an Owners' Lounge, access to a Guest Suite for friends and family to visit, off-road parking and landscaped communal gardens. Churchill Retirement Living offers a safe and secure environment with like-minded people and is the only retirement housebuilder to offer a 3-year Warranty in addition to the NHBC 10-year Warranty.



Entrance hall

Enter via the front door into the entrance hall where doors lead to all accommodation and to the airing cupboard, which storage cupboard. There is also a video entry system, multi-point locking system to the front door, and illuminated light switches.

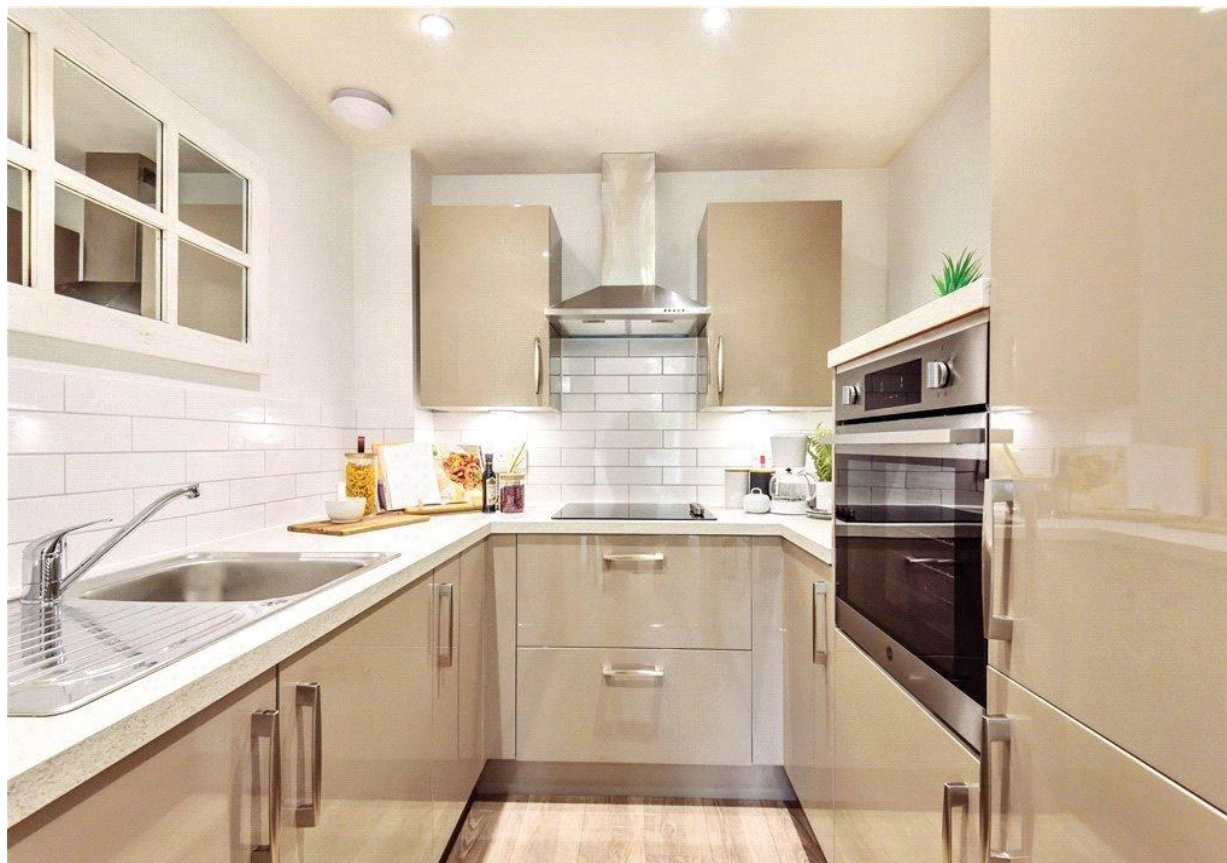
Sitting/Dining Room

The sitting/dining room allows space for seating, storage, SkyQ enabled TV point, telephone point, and space for a dining table. There are illuminated light switches, double glazed windows with safety locks, option to include a fire place, and a glass-panelled door through to the kitchen. Apartments on the ground floor also have double glazed French

doors, which lead out to a private patio area.

Kitchen

The kitchen includes both low level and high level units, stainless steel sink with chrome mixer tap, slip-resistant flooring, ceramic wall tiling, downlights, provisions for a dishwasher, and integrated appliances such as a: ceramic hob, extractor fan, electric waist-height oven, Hoover washer/dryer, and a fridge/freezer. A glass-panelled door leads through to the sitting room.



Bedroom One

Bedroom one includes double glazed windows with safety locks, illuminated light switches, TV point, telephone point, and a fitted mirror wardrobe.

Bathroom

The bathroom includes a contemporary white sanitary ware with chrome finishes, easy turn mixer taps, panelled bath with shower over, hand rail, ceramic wall tiling, under sink vanity unit, mirrored wall unit with integrated shaver point, slip-resistant flooring, heated towel radiator and an extractor fan. There's also a low-level button which allows for assistance to be called.





Additional information

All properties have a 24-hour support system provided by a digital call system, mains smoke detector, and intruder alarm.

External and Communal Areas

The apartments offer use of an Owners' Lounge with coffee bar and communal Wi-Fi. There is a Lodge Manager who assists with daily running of the Lodge, Monday to Friday and can organise an online shopping service for groceries. There's also landscaped grounds with use of communal gardens, free parking with electric vehicle charging points, lift to all floors, refuse room, and buggy storage facility. The Lodge also offers the ability for residents' visitors to use the Guest Suite which has a shower room. Access into the main building is via a secure door entry system.

Disclaimer

The photos displayed are of the furnished showhome and should only be used as a guide to the developments specification and finish.



Additional Info

Mains Water, Electricity
Local Authority:

Council tax band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Water Lane, Towcester, NN12

Approximate Area = 515 sq ft / 47.8 sq m

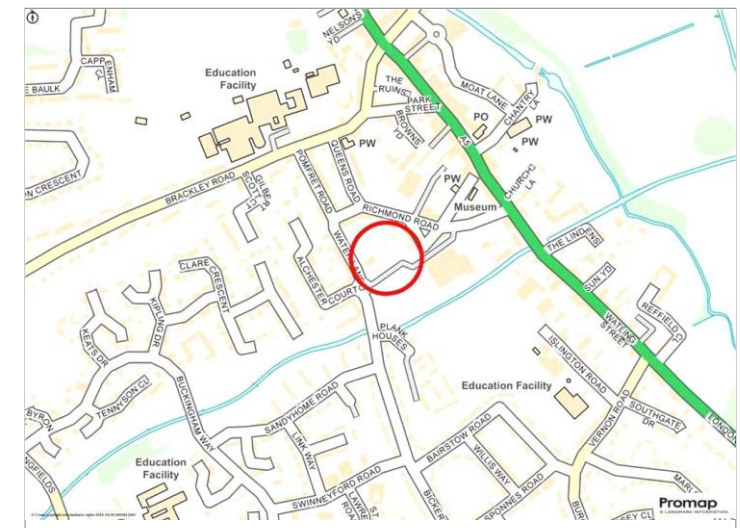
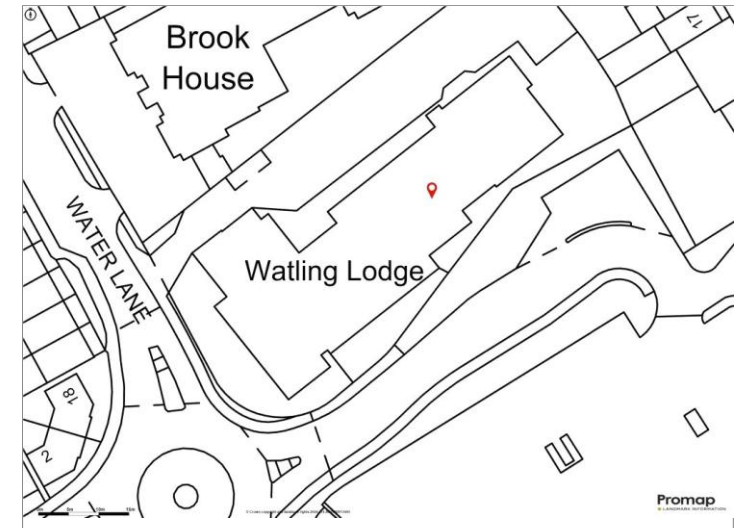
For identification only - Not to scale



Second Floor



This floor plan was constructed using measurements provided to © nchecon 2024 by a third party.
Produced for Mustard. REF: 1102954



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Mustard has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



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