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### At a glance

- Ground Floor Apartment
- Over 60s Retirement Living
- Private Patio Area
- Town Centre Location
- 24-Hour Care Assistance
- Use of an Owners' Lounge
- Communal Gardens
- EPC Rating C



## Watling Lodge

Water Lane  
Towcester  
Northamptonshire  
NN12 6HR

**Price**  
**£275,000**

## IN DETAIL

A luxury ground floor retirement apartment, situated centrally within the Roman market town of Towcester. Benefiting from high-specifications throughout, in brief this property comprises: entrance hall, sitting/dining room, kitchen, bedroom and bathroom. This home also benefits from a private South facing patio, an on-site Lodge Manager, off-road parking, landscaped communal gardens, use of an Owners' Lounge and access to a Guest Suite for friends and family to visit.



### Entrance

Enter via the front door into the entrance hall which has wood effect slip-resistant flooring and doors leading to all accommodation and to an airing/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 and a dining table. It has carpeted flooring, storage, SkyQ enabled TV point, and a telephone point. There are

illuminated light switches, fireplace containing an electric fire and a door leading to the kitchen. To the rear aspect are glazed French doors with safety locks which lead out to a private south-facing patio area.

### Kitchen

The kitchen includes both base level and high level units, stainless steel sink with mixer tap, glazed window to the rear aspect, spotlighting, wood effect slip-resistant flooring, tiling to splashback areas and integrated appliances such as an eye level

oven, hob, extractor hood, fridge/freezer and a dishwasher.

### Bathroom

The bathroom includes contemporary white WC with integrated cistern, handwash basin with easy turn mixer taps and a vanity unit, double walk-in shower cubicle with handrails, chrome towel radiator, mirrored wall unit with integrated shaver point, spotlighting, wood effect slip-resistant flooring and wall tiling. There's also a low-level button which allows for assistance to be called.





### Bedroom

The bedroom has carpeted flooring, double glazed windows with safety locks to the rear aspect, built in mirrored wardrobes, illuminated light switches, TV point and a telephone point.

### External and Communal Areas

This ground floor apartment has access to a patio area for seating. This property also benefits from 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 are 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.

### Additional Information

All properties have a 24-hour support system provided by a digital call system, mains smoke detector, and intruder alarm. Lease Length: 996yrs Service Charges: £2,622.50 Ground Rent:£0



### Additional Info

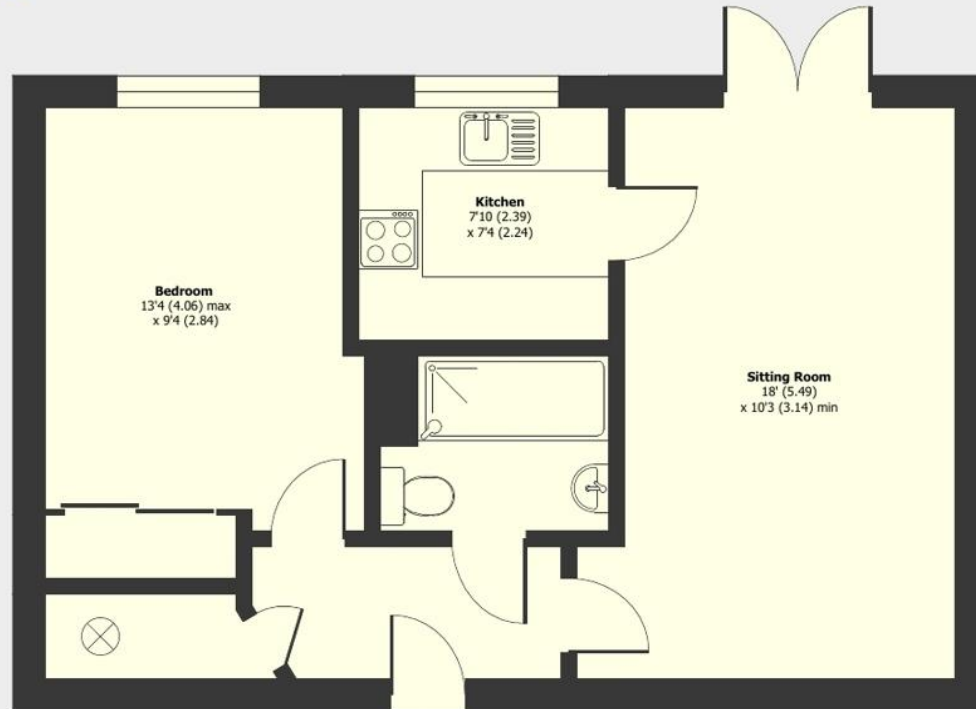
Mains Water, Electricity  
Local Authority:  
West Northamptonshire  
Council  
Council tax band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Watling Lodge, Water Lane, Towcester, Northamptonshire, NN12

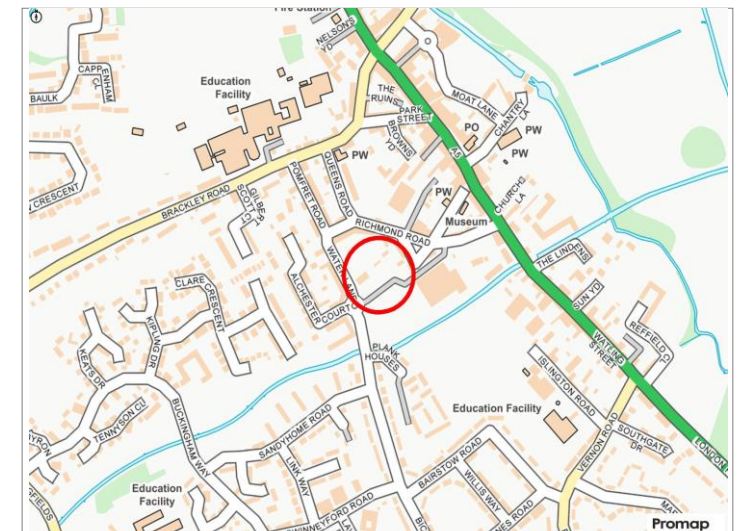
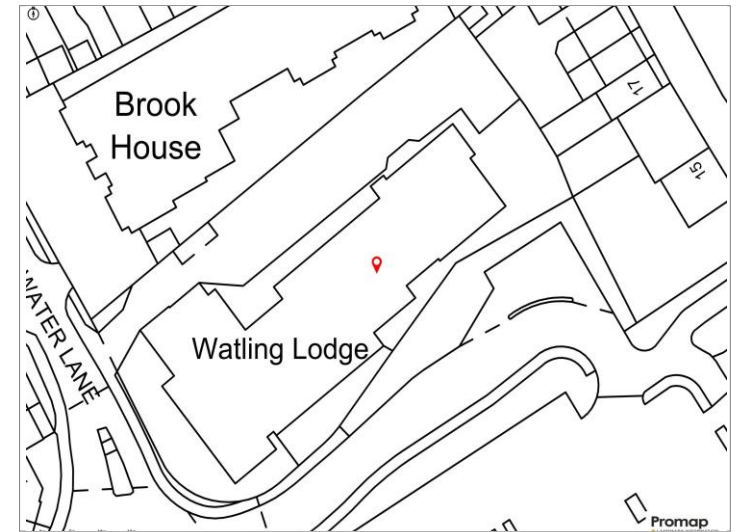
Approximate Area = 513 sq ft / 47.6 sq m

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mustard. REF: 1321611



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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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