



**mustard**  
your hotspot for homes

### 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
- Communal Gardens



## Watling Lodge

Water Lane  
Towcester  
Northamptonshire  
NN12 6HR

**Price**  
**£284,950**

A newly built one bedroom apartment, located centrally in the Roman market town of Towcester. Situated on the second floor within a luxury retirement complex, in brief this property comprises: entrance hall, kitchen, sitting room, one bedroom and a shower room. 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/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,

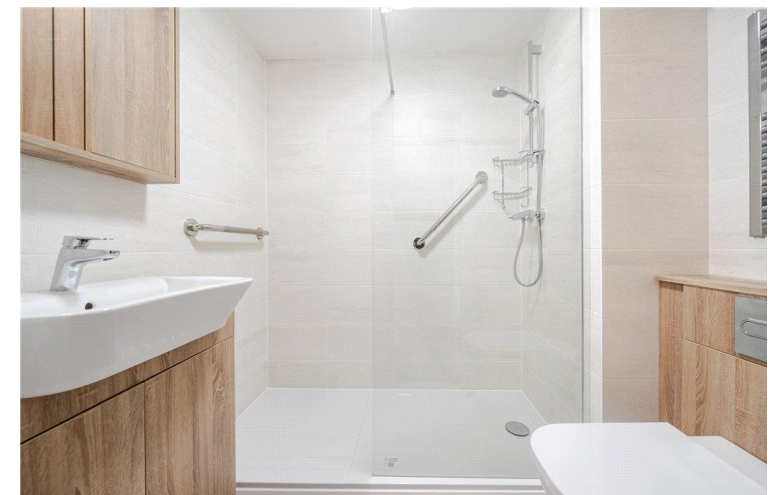
electric waist-height oven, Hoover washer/dryer, and a fridge/freezer. A glass-panelled door leads through to the sitting room.

#### **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.

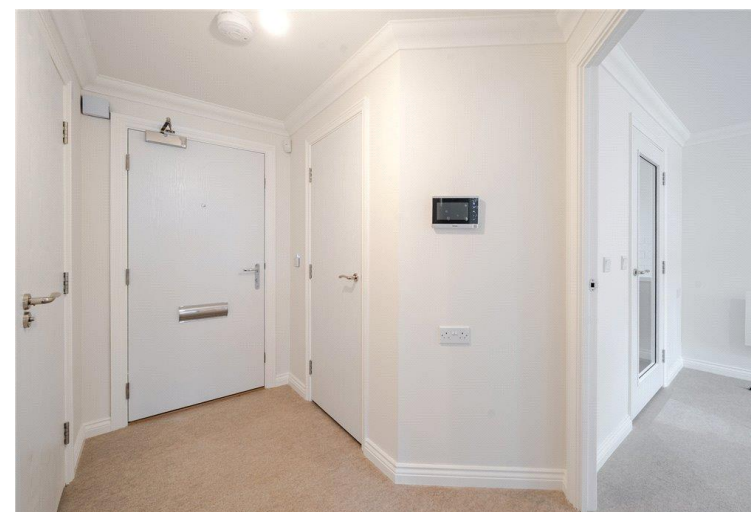
**External and Communal Areas**

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 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.

**Disclaimer**

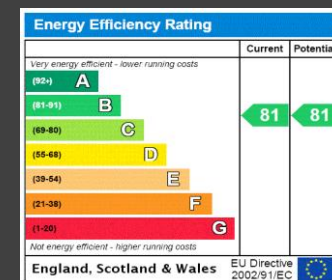
The photos displayed are of the furnished show home and should only be used as a guide to the developments specification and finish.



**Additional Info**

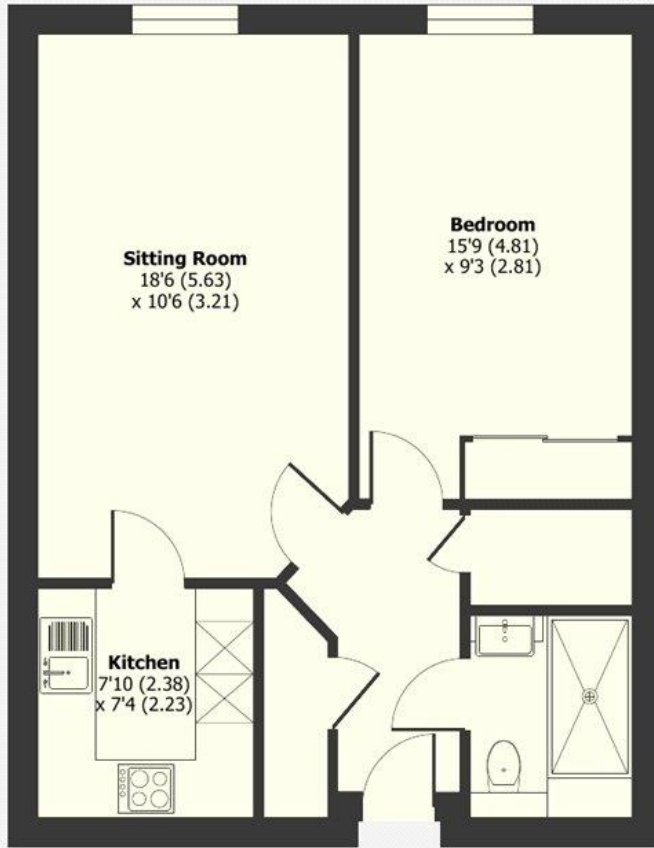
Mains Water, Electricity  
Local Authority:

Council tax band B



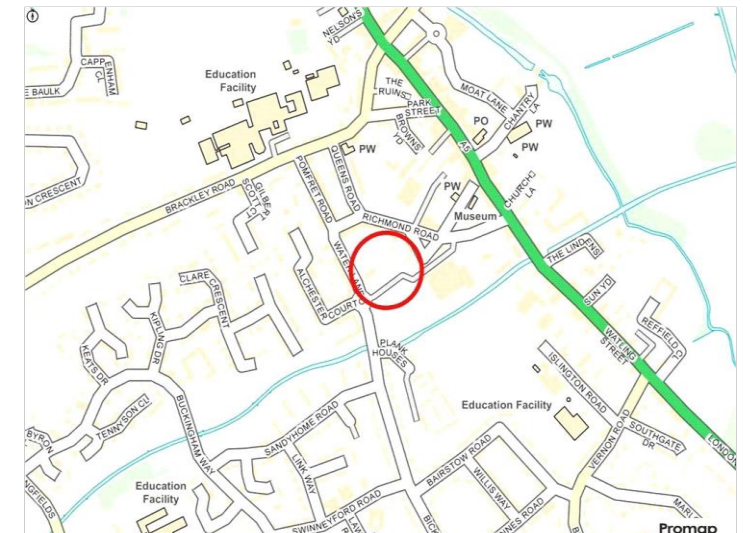
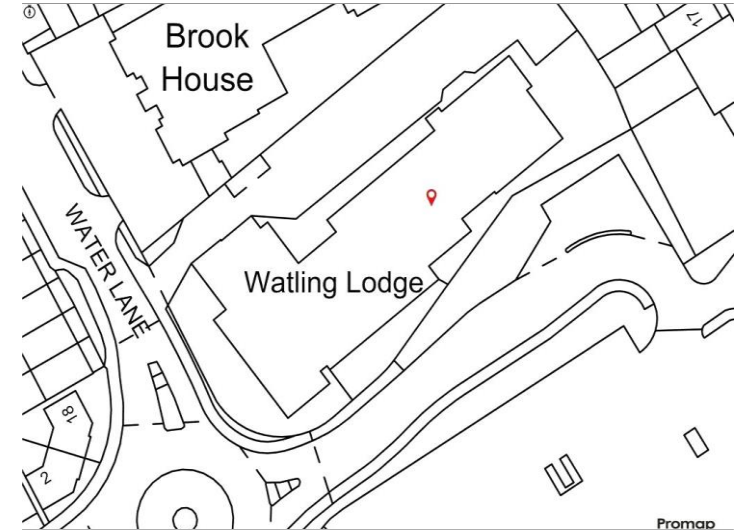
# Water Lane, Towcester, NN12

Approximate Area = 530 sq ft / 49.2 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: 1371911



# mustard

01327 350098 | 191 Watling Street West, Towcester, Northamptonshire, NN12 6BX



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.

@hotspotforhomes

@MustardHomes

[mustardhomes.co.uk](https://www.mustardhomes.co.uk)