



At a glance

- Ground Floor
- One Bedroom
- Central Location
- Over 60s Retirement Living
- 24-Hour Care Assistance
- Use of an Owners' Lounge
- Guest Suite for friends and family
- Off-Street Parking
- Communal Gardens

Full property description

A sale ready 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 patio and access to the communal garden, 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. This apartment offers a safe and secure environment with like-minded people.





Additional Information

Services: Mains water, electricity

Local Authority: West Northamptonshire Council

Council Tax Band: B

Energy Efficiency: C

Entrance

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 Room

The sitting/dining room allows space for seating, storage, SkyQ enabled TV point, telephone point, carpeted flooring and space for a dining table. There are illuminated light switches, double glazed window to the rear aspect with safety locks and glazed French doors lead out to a private patio area. Glazed internal doors lead through to the kitchen and hallway.



Kitchen

The kitchen includes both low level and high level units, stainless steel sink with chrome mixer tap, wood effect slip-resistant flooring, ceramic wall tiling, downlights, double glazed window to the side aspect with safety locks and integrated appliances such as a: ceramic hob, extractor fan, electric waist-height oven, Hoover washer/dryer, and a fridge/freezer.

Bedroom

Bedroom one includes double glazed window to the rear aspect with safety locks, illuminated light switches, TV point, telephone point, carpeted flooring and a fitted mirror wardrobe.



Shower Room

The shower room includes a contemporary white sanitary ware with chrome finishes, easy turn mixer taps, double walk-in shower unit with handrails, 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.

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.





Additional information

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

Lease Length: 996 yrs

Service Charges: £2,720.08 p/a

Ground Rent: £0

Sale Ready

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Legal Pack Includes

Evidence of title

Standard searches (regulated local authority, water, drainage and environmental).

Protocol forms and answers to standard conveyancing enquiries.



Water Lane, Towcester, Northamptonshire, NN12

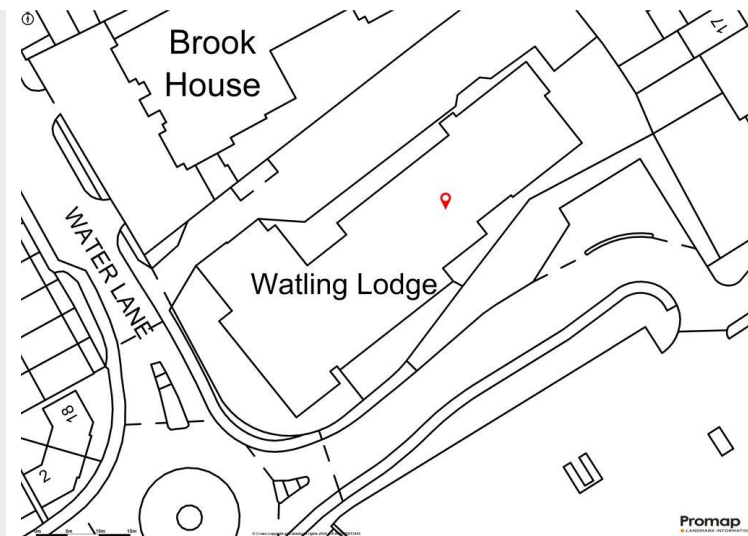
Approximate Area = 566 sq ft / 52.5 sq m

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). © nitchecom 2025. Produced for Mustard. REF: 1514630



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Mustard has not tested 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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