

# Bartram & Co



71a Watling Street West  
, Towcester, NN12 6AG

Asking Price £174,950 - Leasehold



Council Tax Band: A Service Charge: x Ground Rent: x



## 71a Watling Street West

, Towcester, NN12 6AG

Bartram & Co is delighted to offer this Four bedroom duplex apartment conveniently situated in close proximity to the town centre. The accommodation comprises an entrance hall, a lounge, kitchen/diner, Four bedrooms, and a family bathroom.

### LANDING:

Doors leading to:

### LOUNGE/DINER:

13'1" x 9'6" (3.99 x 2.91)

Double glazed window to front aspect, radiator.

### KITCHEN:

13'7" x 11'9" (4.15 x 3.60)

Double glazed window to rear aspect, radiator, Fitted with a range of base and eye level units with roll top work surfaces, space for electric cooker, and space for Fridge freezer, chrome extractor hood, sink drainer with mixer tap. Electric wall mounted boiler.

### BEDROOM ONE:

12'6" x 11'4" (3.83 x 3.47)

Double glazed window to front aspect, radiator.

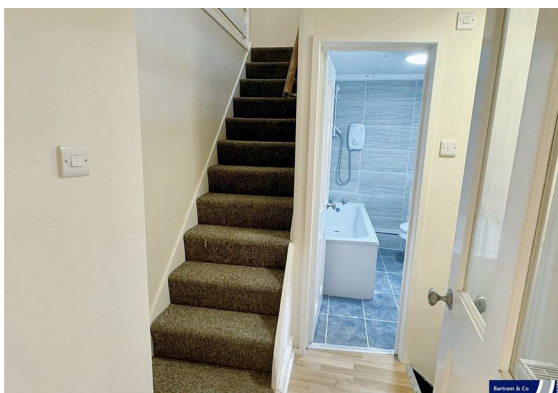
### BATHROOM:

8'4" x 6'10" (2.56 x 2.09)

Double glazed window to rear aspect, Tiled floor, low level W.C, panelled bath, pedestal wash hand basin panelled bath with electric shower over. Complimentary tiled splash back to the wet areas. Chrome towel rail.

### LANDING:

Doors leading to:





**BEDROOM TWO:**

13'5" x 9'4" (4.09 x 2.86)

Double glazed window to front aspect, radiator.

**BEDROOM THREE:**

10'9" x 8'1" (3.30 x 2.48)

Double glazed window to rear aspect, radiator.

**BEDROOM FOUR:**

10'6" x 8'4" (3.22 x 2.56)

Double glazed window to front aspect, radiator.

**LEASEHOLD DETAILS:**

We have been advised from the vendor, that lease Details are as follows.

Leasehold Term. Term to be approved with new lease.

Service Charge: £700. (Includes share of building insurance, maintenance and contribution to sinking fund)

Ground Rent: £100

Floor Plan



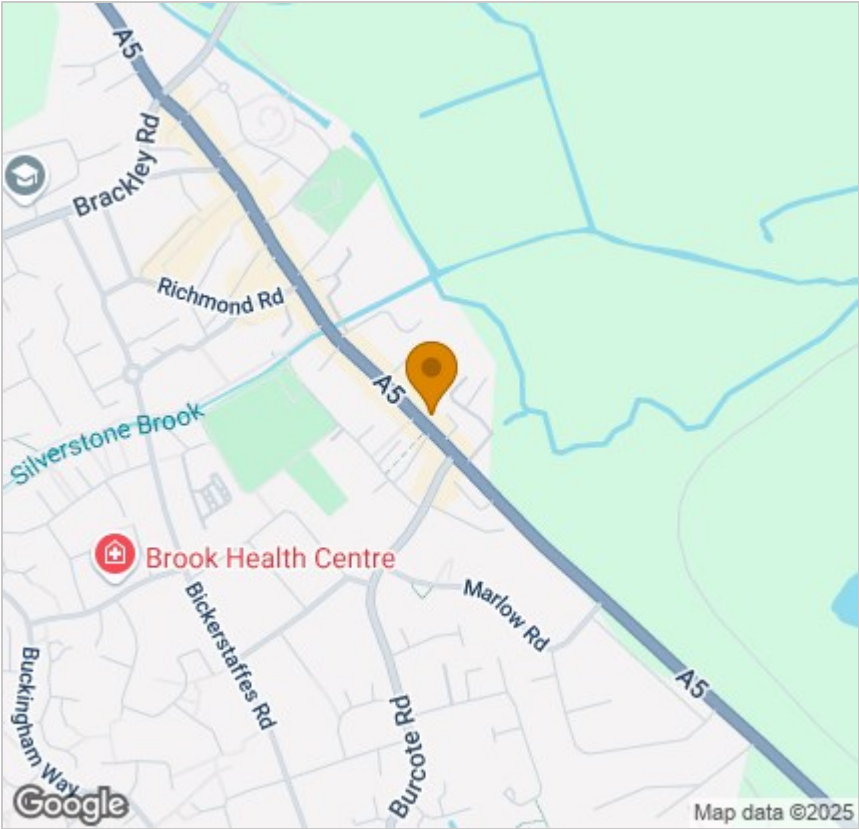
Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

