

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

## 3 Flats To Let

173a, 173b & 173c Watling Street  
Towcester  
NN12 6BZ



- Comprising 2 first floor flats of 1,007 ft<sup>2</sup> and second floor flat of 873 ft<sup>2</sup>
- Prime space in Towcester town centre, located opposite the Town Hall near Sponne House Shopping Centre.

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#### Location

Situated within Towcester town centre opposite the Town Hall and main parking area on Watling Street (A5). The property is also near to Sponne House Shopping Centre and a number of established retailers such as Waitrose, Tesco, Co-op, Costa and Oliver Adams.

With a population of 10,000 (2011 Census) Towcester is one of South Northants' largest towns, It is well located with the M1 and M40 within close proximity at 6 and 17 miles respectively. With Northampton 9 miles to the north-east and Milton Keynes 11 miles to the south-east, excellent rail links to London and Birmingham are also close.

#### Description

These three refurbished flats lie on the first and second floors of a terraced three storey townhouse. Access to the flats is via Watling Street, whilst there is a rear door to the yard and parking area behind the buildings which also acts as a fire escape route. On the first floor are the one bedroom flats A and B, whilst above on the second floor flat C has 2 bedrooms and is significantly more spacious. All flats have fitted kitchen/dining areas as well as a bathroom with WC, pedestal wash basins and bath.

All flats have independent electricity metering, hot water and radiator gas boilers.

Externally there are 3 parking spaces for residents at the rear of the property.

#### Accommodation

The flats have the following accommodation:

173a (fronting Watling Street)	-	1 bedroom, bathroom, kitchen/diner, airing cupboard
173b (overlooking garden)	-	1 bedroom, bathroom, kitchen/diner, airing cupboard
173c (second floor)	-	incorporating first floor lobby, large hallway, 2 bedrooms, bathroom, airing cupboard, living room and kitchen/diner
<b>Total area</b>	-	<b>1,874 ft<sup>2</sup> (174.1 m<sup>2</sup>)</b>

#### Town Planning

We do not believe the property is Listed, however it does fall within a Conservation Area. For more details or specific enquiries please contact the local Planning Authority, South Northants District Council (tel. 01327 322322)

#### Council Tax Bands

We believe all 3 flats are Tax Band A; note that on the Government website flat C is described as flat 3.

#### VAT

All figures are exclusive of VAT.

#### Energy Performance Certificates

Each flat has an Energy Performance Certificate (EPC), full details of which can be accessed online:

Flat A	-	D58	(Ref. 0571-2823-6524-9790-4131)
Flat B	-	E53	(Ref. 8470-6722-7520-4256-1992)
Flat C	-	D62	(Ref. 9838-6051-6242-7920-7930)

Energy efficiency ratings are as of 17<sup>th</sup> February 2010.

#### Lease Terms

The property is available on a new lease for a term to be agreed at a net initial rental of £20,700 per annum gross.

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#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
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E-mail: [brendan.bruder@gmail.com](mailto:brendan.bruder@gmail.com)  
Contact: Brendan Bruder



#### Disclaimer

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
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