



Reffield Close, Towcester, NN12 6DZ



33 Reffield Close  
Towcester  
NN12 6DZ

£200,000

Situated in a peaceful and desirable location close to the town centre, this well-presented two-bedroom first-floor apartment enjoys pleasant views over the communal gardens.

The accommodation briefly comprises an entrance hall, spacious lounge/diner, kitchen, two bedrooms and a bathroom. Further benefits include double glazing, gas central heating and an allocated parking space.

- Two Bedrooms
- Spacious First Floor Apartment
- Close to Town Centre
- Allocated Parking
- Lounge/Diner
- Separate Kitchen





Carters can  
arrange for you to  
view this property  
7 days a week



## Accommodation

### Entrance Hall

Accessed via a wooden entrance door, the welcoming hallway provides access to the main living accommodation.

### Lounge/Diner

A bright and generously proportioned living space featuring French doors opening onto a Juliet balcony, a double-glazed side window and radiator.

### Kitchen

Fitted with a range of wall and base units with roll-top work surfaces, stainless steel one-and-a-half bowl sink and drainer, integrated oven with hob and extractor over, dishwasher and washing machine. There is also space for additional appliances, along with complementary tiling, a double-glazed front-facing window and radiator.

### Bedroom One

A spacious double bedroom benefiting from two double-glazed windows, fitted wardrobe and radiator.

### Bedroom Two

A well-proportioned second bedroom with double-glazed window and radiator.

### Bathroom

Fitted with a bath and shower over, inset sink unit, low-level WC and useful storage cupboard. The room also benefits from an obscure double-glazed window and a heated towel rail.

## Cost/ Charges/ Property Information

Tenure: Leasehold

Length of Lease: Approximately 103 Year Remaining.

Annual Ground Rent: We are informed that the ground rent is £100 Per Year.

Annual Service Charge: We are informed that

the service charge is £2600 Per Year.

Local Authority: West Northants Council

Council Tax Band: C

## Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

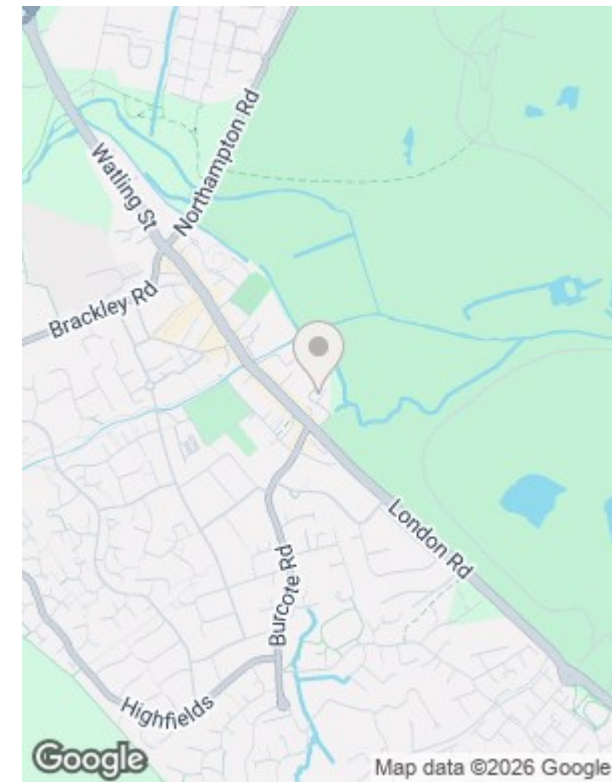
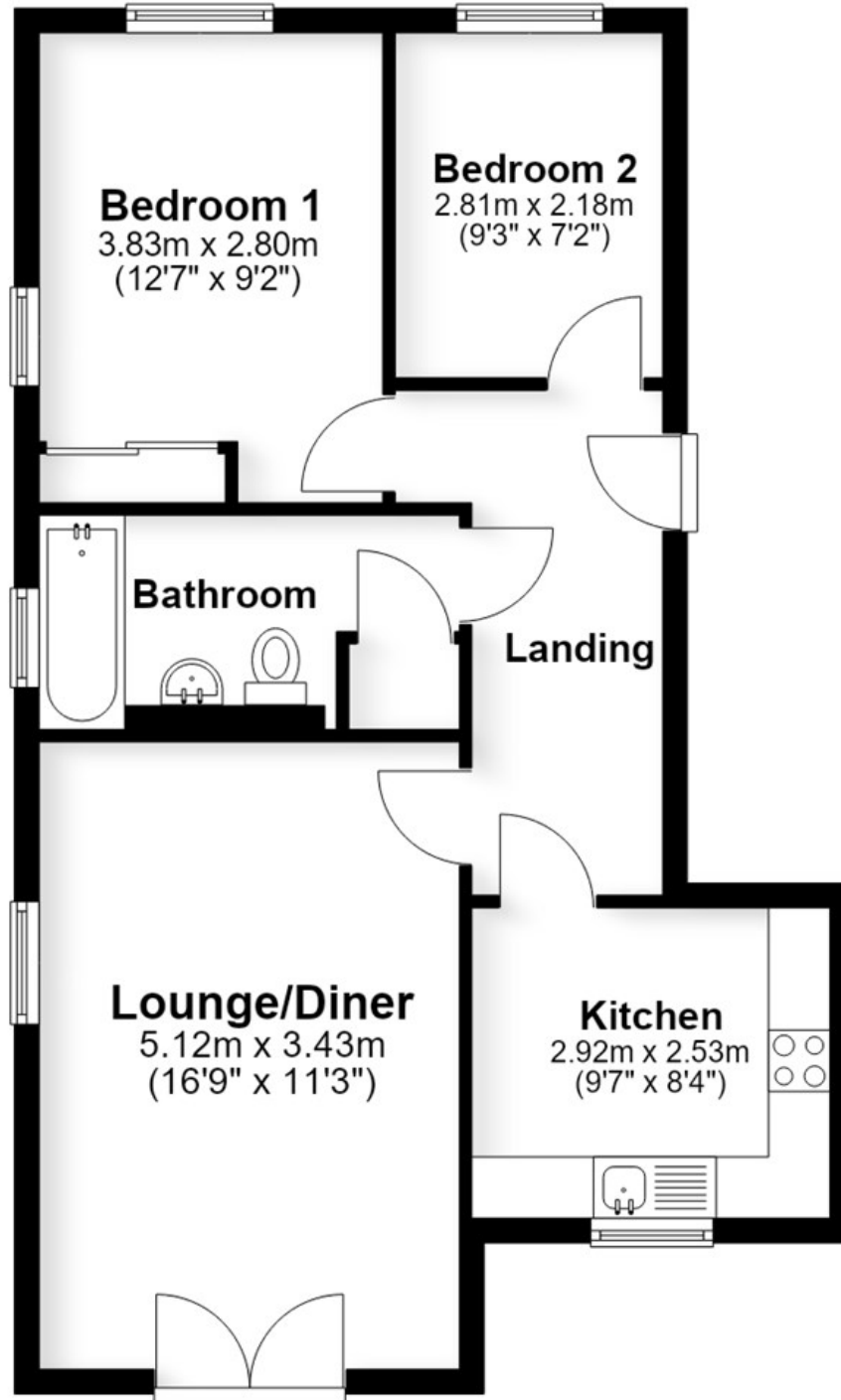
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

## Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

## Ground Floor



### Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

