

Towcester, Northamptonshire

MICHAEL GRAHAM


INVERTER
HOOVER

A two bedroom retirement apartment in Towcester's premium retirement development, with a single garage with electric up and over door.







7 Malthouse Court

The Lindens, Towcester,
Northamptonshire, NN12 6UY

Guide Price £230,000

2 bedrooms

1 reception room

1 bathroom

EPC Rating Band C

7 Malthouse Court has accommodation comprising an entrance hall with an intercom, Aid Call alarm system and chairlift, and doors to all rooms, a sitting room/dining room, kitchen, two double bedrooms and a shower room.

The two double bedrooms are both generous sizes with a range of fitted wardrobes. There is a shower room/utility room with a walk in shower, WC, wash basin with vanity shelf over, heated towel rail, airing cupboard and a washing machine. There is a large loft space with extensive flooring and a drop down ladder.

Malthouse Court has extensive communal grounds as well as paved gardens for each property. Number 7 has a single garage with an electric up and over door.

- Retirement property
- Two double bedrooms
- Sitting/dining room
- Balcony overlooking grounds
- Single garage with electric door
- Communal grounds
- 24 hour emergency care, chair lift, Aid Call Alarm System
- Town centre

Additional Information

- Mains water, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band E







Kitchen & Sitting/Dining Room

The kitchen has a range of base and wall units with a stainless steel sink and drainer with mixer tap, a fitted oven and microwave, an electric hob, a free-standing fridge/freezer, and a dishwasher. The over 17 ft. by over 16 ft. sitting room has an Adams style fireplace with an electric fire, a window overlooking the lawned courtyard and a glazed door to the balustraded timber balcony.





Services & Charges

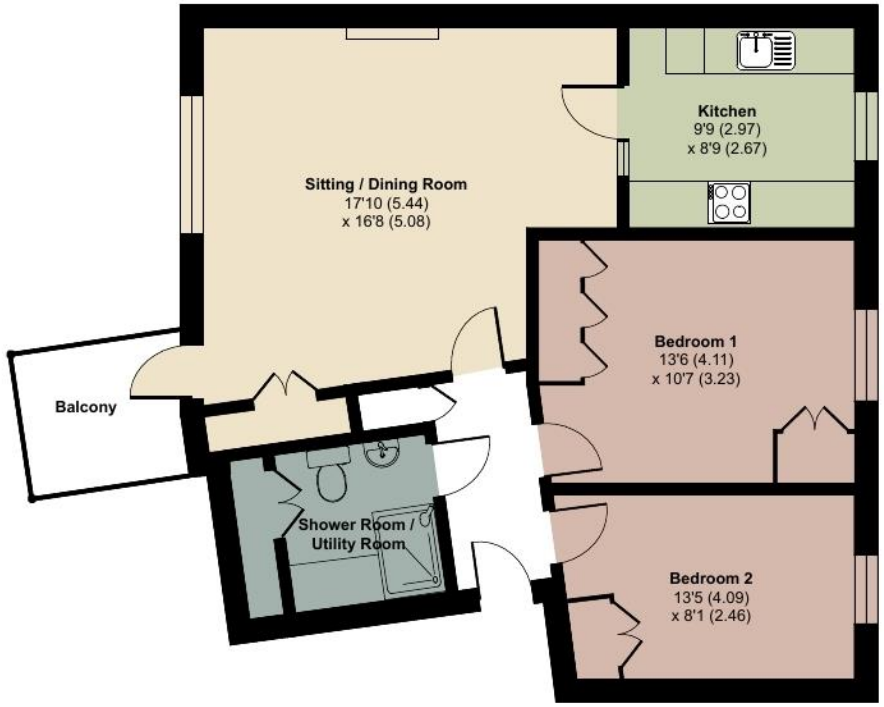
The service charge is currently £6,980.00 per annum paid quarterly in equal instalments. This covers the additional services including the laundry facilities, building insurance, water rates, external window cleaning and 24 hour emergency cover provided by the resident Courtyard managers. Malthouse Court is restricted to people of over 55 years of age and offers comfortable housing for people who value their independence in managed accommodation. There is a guest suite for residents' visitors, available for a nominal charge.

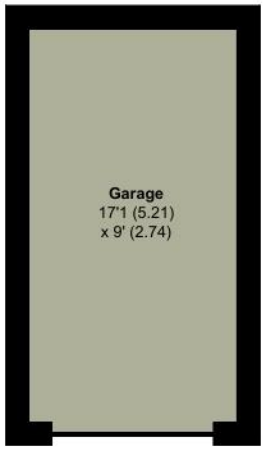






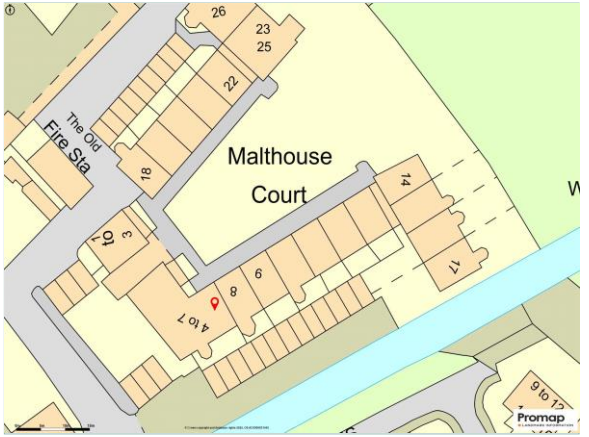
Approximate Area = 728 sq ft / 67.6 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 882 sq ft / 81.9 sq m
For identification only - Not to scale





FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Michael Graham Estate Agents. REF: 1319222



Situation

Towcester is a former market town and Malthouse House Court is a short walk from the town centre where there is a local butchers and delicatessen, a Waitrose supermarket, a post office, and a hairdressers. There are also a number of other supermarkets and shops as well as restaurants and walks in the water meadows.

7 miles from M1 junction 15A

32 minutes from Euston

12 miles from Milton Keynes station

Towcester Office | 01327 350022

Victoria House, 138 Watling Street East, Towcester, Northamptonshire, NN12 6BT

15 Offices covering 8 Counties and Central London

Michael Graham Estate Agents Limited 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.

@MG_Living /MGliving @MichaelGraham_Living

OnTheMarket.com rightmove

MICHAEL GRAHAM

michaelgraham.co.uk