



The Mill House, Brackley  
Northants NN13 7FD



**12 The Mill House  
Brackley  
Northants  
NN13 7FD**

- 2nd Floor Apartment
- 2 Bedrooms
- Family Bathroom
- En-suite Shower Room
- Integrated Appliances
- Gas Central Heating
- Parking
- EPC Rating B

**Guide price £199,950  
Leasehold**

A well proportioned and well presented 2 double bedroom, 2 bathroom second floor apartment situated close to Brackley Town centre.

Brackley Town Centre - 0.5 miles  
Banbury Station - 10 miles  
Bicester North Station - 12 miles  
M40 Jun11 (Banbury) 9 miles

**Viewings by prior appointment through  
Macintyers 01280 701001**



## BRACKLEY

An historic market town in the South West corner of Northamptonshire, with an attractive Market Place with dominant Town Hall; fine 18th Century buildings; an Old Town area around the Medieval Church. Modern facilities include a good range of shops and cafes, as well as Primary and Secondary schools. [www.brackleynorthants-tc.gov.uk](http://www.brackleynorthants-tc.gov.uk)



## ACCOMMODATION

The communal hallway leads to the entrance door to this second floor apartment. The hallway has doors to the 2 double bedrooms, bathroom and living room and has two storage cupboards and laminate flooring. The living room is located to the front and is a good size with a window to the front and double glazed roof window. The open plan kitchen is fitted with light coloured modern units, cream worktops, a twin sink and a window to the side. Built-in appliances include a fridge/freezer, dishwasher, oven, 4 ring ceramic hob and a hood. Bedroom 1 is located at the front and has a built-in cupboard and a large en-suite shower room fitted with a luxurious modern suite. Bedroom 2 is also a good double room with a built-in wardrobe and side aspect. The main bathroom is also fitted with a smart modern suite with a shower over the bath.

## LEASE AND SERVICE CHARGE

The property is Leasehold, held on a 150 year lease which commenced in 2008 with a current Ground Rent of £250pa and Service Charge of £895 pa.

## PARKING

There is allocated parking to the rear of the development.

### Local Authority:

South Northamptonshire Council

### Council Tax Band:

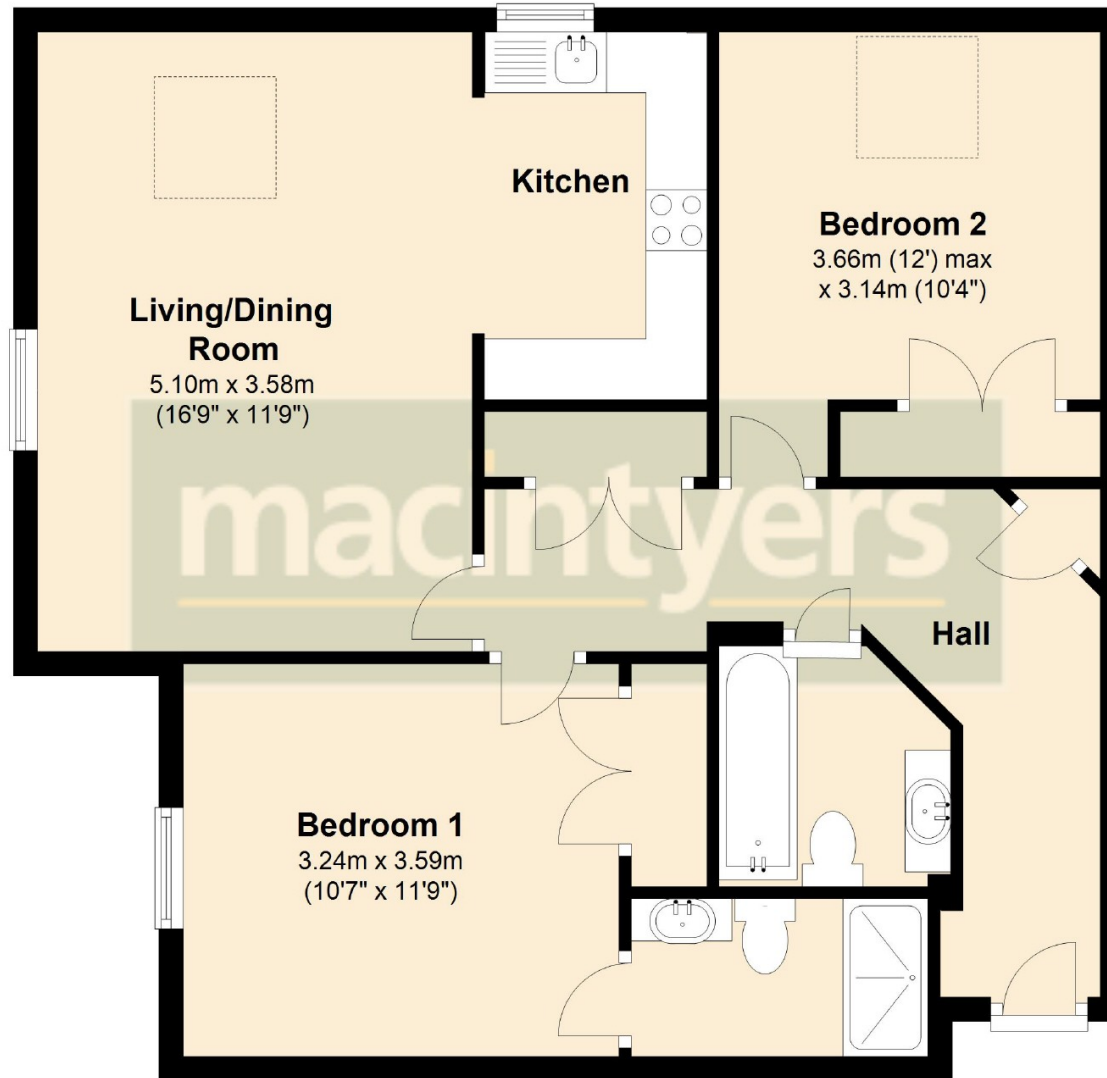
This property is currently in band B

Services connected: Mains electricity, gas, water and drainage are connected.

Heating is gas fired central heating and the boiler is located in a cupboard in the hall.

## Second Floor

Approx. 68.6 sq. metres (738.8 sq. feet)



### IMPORTANT NOTICE:

Macintyers have prepared these particulars in good faith as a general guide and they do not constitute or form any part of an offer or any contract. No person within Macintyers has any authority to make or give representation or warranty on any property. All fixtures and fittings, carpets, curtains/blinds, kitchen equipment and furniture, whether fitted or not, are deemed removable by the seller unless specifically mentioned within these particulars. It must not be inferred that an item shown in a photograph is included in the sale. We have not tested the services, appliances and any fittings and the buyer is advised to undertake their own tests or get verification from their solicitor, prior to committing to the purchase. Sizes, areas, distances and floorplans included in these particulars are not to scale and are meant as a guide only to the general layout. Accordingly they should not be relied on for flooring and furnishings.

**Macintyers Ltd, Hartley House, 29 Market Place, Brackley, Northants NN13 7AB**  
**01280 701001 post@macintyers.co.uk www.macintyers.co.uk**



The Mark of  
property  
professionalism  
worldwide

**macintyers**