



The Bell Tower, Brackley
Northants NN13 6AL



**10 The Bell Tower
Brackley
Northants
NN13 6AL**

- Town Centre
- Duplex
- Bedrooms
- 2 Bathrooms
- Atrium style Living Room
- Kitchen/Diner
- 2 Allocated Parking
- Character features

**Guide price £220,000
Leasehold**

This spacious characterful two bedroom, duplex apartment located within this converted former school house close to the town centre, benefits from an atrium style lounge, kitchen/diner, study, bathroom and off road parking.



Local Authority: South Northamptonshire Council 01327 322322

Council Tax Band: This property is currently in band

Services connected: Electricity, water and mains drainage. The heating is provided by a centrally controlled 'Rointe' electric heating system to electric radiators. EPC Rating E

**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



GROUND FLOOR

The front door opens into the double height atrium style lounge with a galleried bedroom with Juliet balcony over. The lounge has a full height window overlooking Auction House, and an arched window to the side, and exposed original wooden support beams with decorative finials. Stairs rise to the first floor landing, and a short corridor leads to the downstairs cloakroom, study and the kitchen/diner. The cloakroom is fitted with a white suite of pedestal basin and WC. The study has window to the side. The kitchen/diner is fitted with a modern range of cream coloured eye and base level units with dark worktop. Integrated appliances include a tall fridge/freezer, washing machine and electric oven with 4 ring electric cooker and hood over. There is also a sink drainer. The dining area has high level windows to the side of the property.

FIRST FLOOR

The first floor landing has further exposed original wooden support beams with finials, and there are doors leading to both bedrooms and the bathroom. Bedroom 1 has double glass doors opening onto a Juliet balcony overlooking the lounge, and an arched window to the side of the property. There is also a Velux window in the ceiling. There are also further exposed original wooden support beams with finials. Bedroom 2 has low level windows to the side decorated with further exposed original wooden support beams. The bathroom is fitted with a modern suite of white bath, pedestal basin and WC. There are further exposed wooden beams, and a Velux window in the ceiling. A further door leads to the airing cupboard housing the hot water tank.

PARKING

There are 2 allocated parking spaces to the front of the apartment which are labelled.

LEASE AND SERVICE CHARGE

This property is leasehold and the lease is for 125 Years from 2013. The service charge is 1149.26 pounds per annum and there is a ground rent of 150 pounds per annum.

ANTI MONEY LAUNDERING REGULATIONS

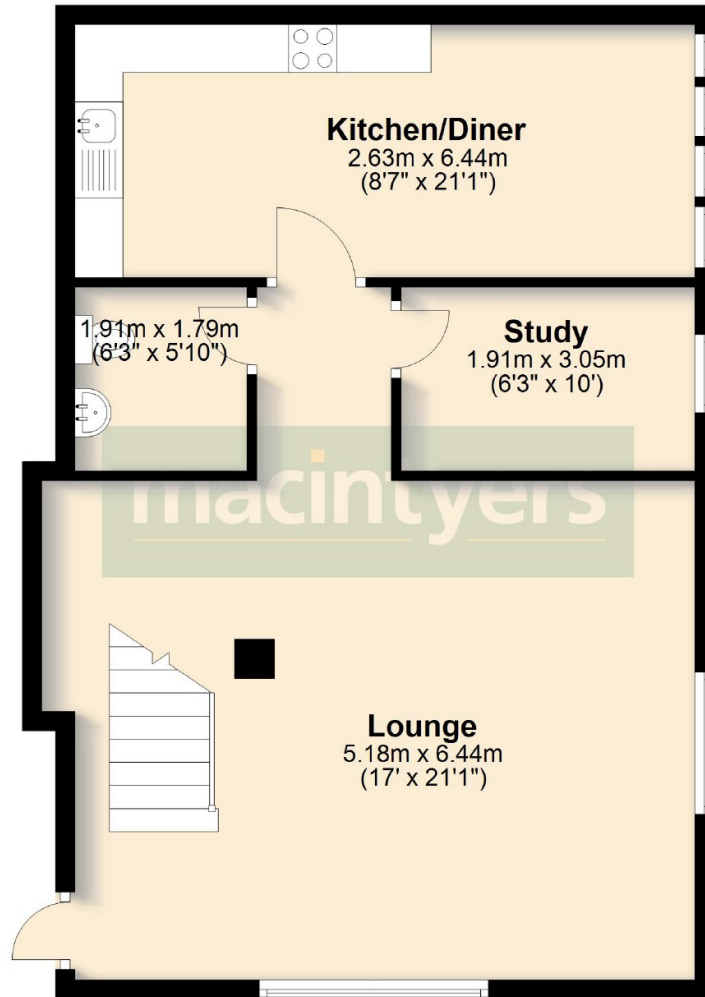
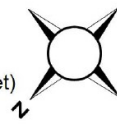
At offer agreed stage Macintyers will need to confirm the buyer's ID and will require full names, dates of birth and address details to complete this process prior to a sales memo being issued.

HIGH SPEED RAIL 2 (HS2)

For details on the proposed route of HS2 through North Bucks and South Northants please visit: www.gov.uk/government/publications/hs2-revised-line-of-route-maps

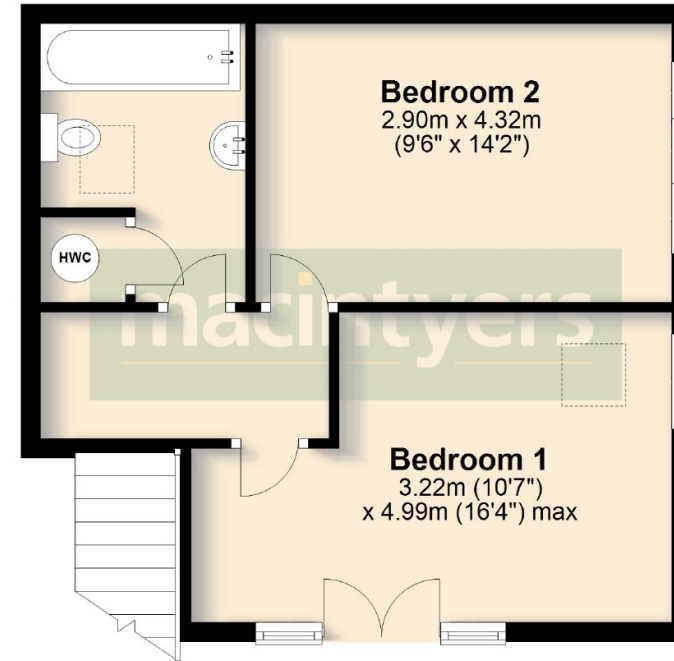
Ground Floor

Approx. 64.7 sq. metres (695.9 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 102.4 sq. metres (1102.5 sq. feet)

Referral Fees are paid to Macintyers by the following:-

- If we refer your business to Spratt Endicott or Gilroy Steel Solicitors, a referral fee of £75 is paid upon completion

- If we refer your business to Higham Critchley Barrows or McRobie Adams Mortgage Advisors a referral fee, averaging £150, received in respect of a mortgage generated is paid to Macintyers Ltd

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

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.

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