Asking Price £269,950 Leasehold

1 Bedroom, Apartment - Retirement

31, Watling Lodge Water Lane, Towcester, Northamptonshire, NN12 6HR

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Watling Lodge

Towcester is a vibrant market town nestled in the beautiful Northamptonshire countryside and Watling Lodge is ideally located for local amenities and services.

The town has good shopping facilities with several major supermarket chains including Waitrose, Tesco, Co-op and Aldi, as well as a range of smaller shops and numerous restaurants of various cuisines. If you venture down Chantry Lane, the smell of malt and hops can once more be experienced around the old Grade II listed Towcester Mill Brewery, which dates back to the end of the 19th Century and was recorded in the Domesday Book. St Lawrence's C of E Church is a focal point in the middle of the town and elements of the church are likely to date back to Roman times. Nearby to Towcester, the home of the British Grand Prix can be found at Silverstone motor racing circuit, as well as Towcester Racecourse, and Milton Keynes is just a 15 minute drive away.

A farmers market is held every second Friday of the month and an antiques and bric-a-brac market is held at the town hall every Friday. The city of Oxford is just 35 miles away and for those wanting to venture further north, Market Harborough is 26 miles away and the city of Leicester is 41 miles away.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Watling Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Riverain Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Riverain Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.

Property Overview

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

BRAND NEW

Welcome to Watling Lodge! Churchill Sales & Lettings are delighted to be marketing this brand new one bedroom apartment. This property is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture. A window provides lots of natural light and a door leads through to the kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, washer/dryer, a fridge and frost-free freezer.

The Bedroom is a generous double room with a built in mirrored wardrobe and plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

The Shower Room offers a large walk in shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment simply must be viewed!

Features

- Brand New! One bedroom second floor apartment
- Modern fitted kitchen with integrated appliances
- Owners' Lounge & coffee bar with regular social events
- Lodge Manager available 5 days a week
- Landscaped grounds
- 24 hour Careline system for safety and security
- Owners' private car park with EV charging points
- Close to the town centre & excellent transport links
- Lift to all floors & buggy storage
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year ending 30th November 2026):
£2,717.62 per annum.

There is no ground rent collected at this development.

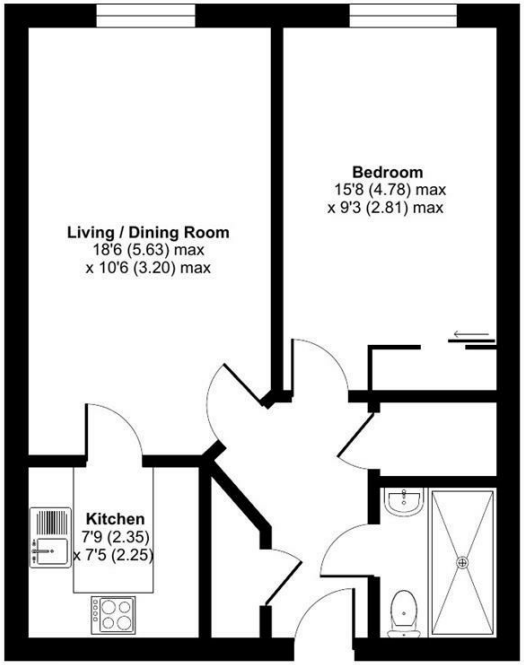
Council Tax Band B

999 year Lease commencing 2022

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 532 sq ft / 49.4 sq m
For identification only - Not to scale



EPC Rating: B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1377178

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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