

53 Chichele Street  
Higham Ferrers  
Northamptonshire  
NN10 8HT

Offers over £170,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

This modern, two-bedroom, ground floor apartment is presented to the market in excellent and modern decorative condition, with the added benefit of NO ONWARD CHAIN.

Constructed in 2017 by the award-winning Seagrave Developments, this property boasts a superb specification and is a must-see.

Located in a popular residential area near the vibrant heart of Higham Ferrers town centre and just a short drive from the Rushden Lakes shopping and leisure complex, this property offers excellent road links and convenience.

Inside, the accommodation includes an entrance hall, a spacious open-plan living room and kitchen featuring a range of integrated appliances and granite work surfaces,, two double bedrooms and a family bathroom. The master bedroom

also benefits from an ensuite bathroom.

Additional features include a car port with electrical points and space for one vehicle. Also, a secure intercom entry system.

Lease term remaining- 118 years

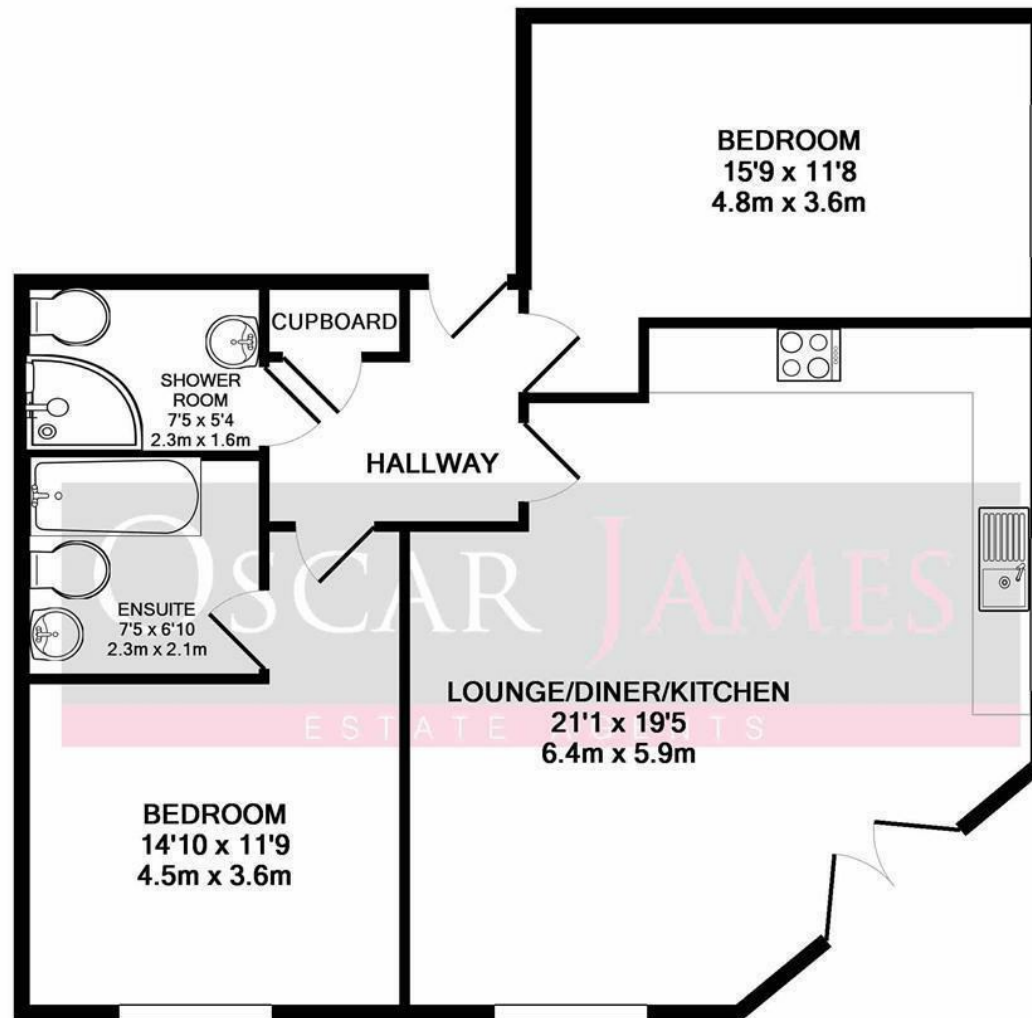
Ground rent- £250 per annum

Service charge- £916 per annum

Contact Oscar James today for more information and to arrange a viewing!

...expect excellence

# Floor Plan



TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## AT A GLANCE...

-  Large, open plan living space
-  Beautifully appointed kitchen
-  Two double bedrooms
-  Family bathroom and ensuite to master bedroom
-  External parking
-  Allocated parking space





# SELLER'S SECRET

I bought the property when it was newly constructed and have thoroughly enjoyed my time here. The block is very well maintained and the location is great for walking into the town center or commuting as the local road links are excellent.



*Why we like it....*

Having sold the apartments when they were newly constructed and each of them having sold within days of coming on the market, we don't expect this one to be on for long! Be quick and arrange your viewing today!

*To buy or not to buy....*

## OSCAR JAMES

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