



81 The Roundel, Overstone, Northampton, NN6 0FF
£195,000 Leasehold

SECOND HOME* *CASH BUYERS ONLY Offered for sale with no onward chain is this three bedroom Scandinavian style lodge with views overlooking the fairway of Overstone golf course. The lodge includes two golf memberships and four leisure memberships. The accommodation comprises entrance hall, downstairs WC, lounge/diner and kitchen. First floor landing to three bedrooms and the bathroom. The property is double glazed and has electric heating throughout. EPC Rating: D. Council Tax Band: D

We have been advised of the following: Ground rent: £2686.22 from 1st July 2023 to 30th June 2024 (review date yearly). Service charge: £1955.06 per annum. 966 years remaining on lease. This information would need to be verified by your chosen legal representative.

**Three Bedrooms | Views Of Golf Course | Downstairs Shower Room | Two Parking Spaces |
Two Golf Memberships | Four Leisure Facility Passes**

modern marketing · traditional values

ENTRANCE HALL

Double glazed entrance door. Laminate flooring. Electric heater. Staircase rising to first floor landing.

SHOWER ROOM

Vanity wash hand basin with mixer tap over, low level WC and shower cubicle with wall mounted shower. Tiling splash back areas. Tiled floor.

LOUNGE 5.59m x 4.62m (18'4 x 15'2)

Double glazed French doors with double glazed windows to rear elevation overlooking golf course. Under stairs cupboard. Electric heater. Laminate flooring.

KITCHEN 3.20m x 2.18m (10'6 x 7'2)

Double glazed barn door to front garden. Fitted with a range of wall and base units with work surfaces over. Space for cooker with extractor over. Space for washing machine and tumble dryer. One and a half bowl sink unit with mixer tap over. Tiling to splash back areas.

FIRST FLOOR LANDING

Velux window.

BEDROOM ONE 2.79m x 3.89m (9'2 x 12'9)

Double glazed window to front elevation overlooking golf course. Three built in wardrobes. Electric heater.

BEDROOM TWO 3.23m x 2.24m (10'7 x 7'4)

Double glazed window to front elevation.

BEDROOM THREE 3.23m x 2.24m (10'7 x 7'4)

Double glazed window to front elevation.

BATHROOM 2.59m x 1.63m (8'6 x 5'4)

Three piece suite comprising walk in bath with wall mounted shower over, low level WC and vanity wash hand basin.

OUTSIDE

FRONT GARDEN

Steps leading to decked seating area with access to front door. Artificial lawn areas.

REAR GARDEN

Patio area accessed via French doors with views over the fairway.

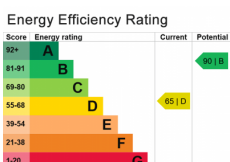
AGENTS NOTE

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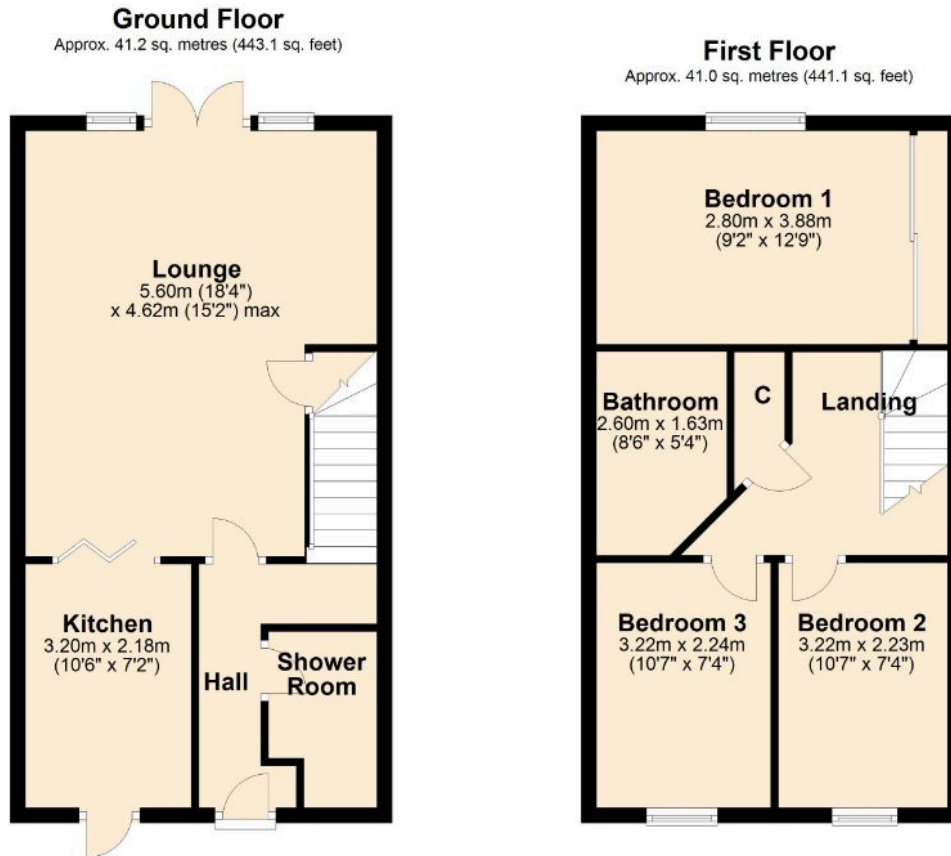
The park is well known for its extremely well kept golf course, which is a popular venue for competitions and individuals. There is also a Golf Shop, Restaurant and Bar with extended outside seating area, a Sports Bar, Gym, Indoor Swimming Pool and a Beauty Salon. The croquet green, tennis courts and lake are also accessible to residents.

DRAFT DETAILS

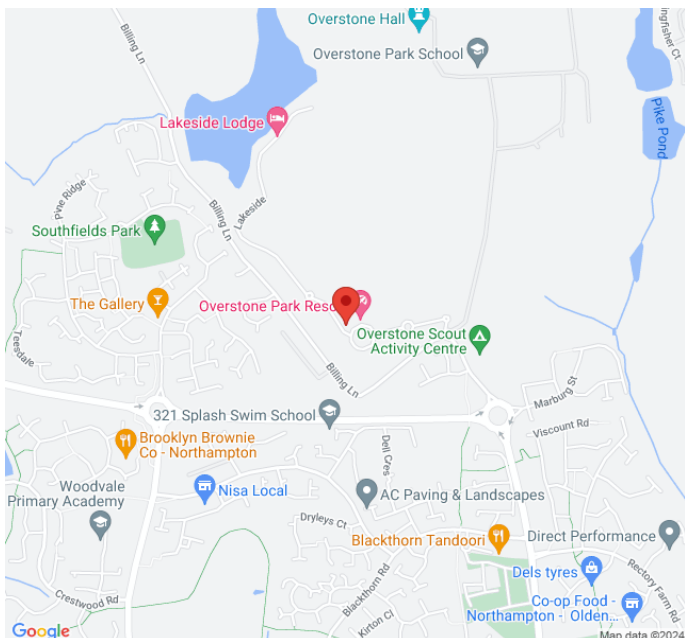
At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



Total area: approx. 82.1 sq. metres (884.1 sq. feet)



LOCAL AREA INFORMATION

Overstone is a small village 6 miles NE of Northampton. Primarily a ribbon development, the village covers an area of 644 hectares which includes Overstone Park Resort & Golf Club, a Scandinavian-style village with tennis, gymnasium, hotel and conferencing facilities plus an 18 hole par 72 golf course. A post office and a primary school, which prides itself on the extracurricular activities offered to pupils, are located within the main village with the nearest secondary school provision being Moulton school less than 2 miles west. Moulton also provides Overstone residents with fuel station, grocery store, library, GP surgery and pharmacy services. The nearest main roads are the A43 and A508, both of which give access to the A14 and in turn to the M1 and M6. For public transport a regular bus service runs to Moulton and Kettering via several nearby villages and mainline rail access to London Euston and Birmingham New Street can be accessed in Northampton with further services to London St Pancras and Nottingham available from Wellingborough station 6 miles west.

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