



Flat 3, The Grange Northamptonshire

OSCAR JAMES

Flat 3

The Grange
Cottesbrooke
Northamptonshire
NN6 5PQ

- Stunning apartment with accommodation over two floors
- Picturesque countryside setting
- Four double bedrooms
- Three reception rooms
- 2343 sq. ft. of accommodation
- Double garage
- Beautifully landscaped gardens
- Viewing absolutely essential

A true once in a lifetime opportunity to purchase this stunning apartment situated in the most gorgeous setting and boasting spacious accommodation over two floors.

The Grange was originally converted around 30 years ago from a substantial single dwelling into six luxury apartments which are all privately owned and have a share of the freehold.

Enjoying many original features, the property was sympathetically converted with fabulous communal areas and well tended grounds and we believe that no. 3 is the largest apartment in the development.



The property itself is situated on the first floor and enjoys accommodation comprising; entrance hall, large lounge, snug / second sitting room, study, spacious kitchen – family – dining room, master bedroom with en-suite shower room and second double bedroom along with a family bathroom with roll-top bath.





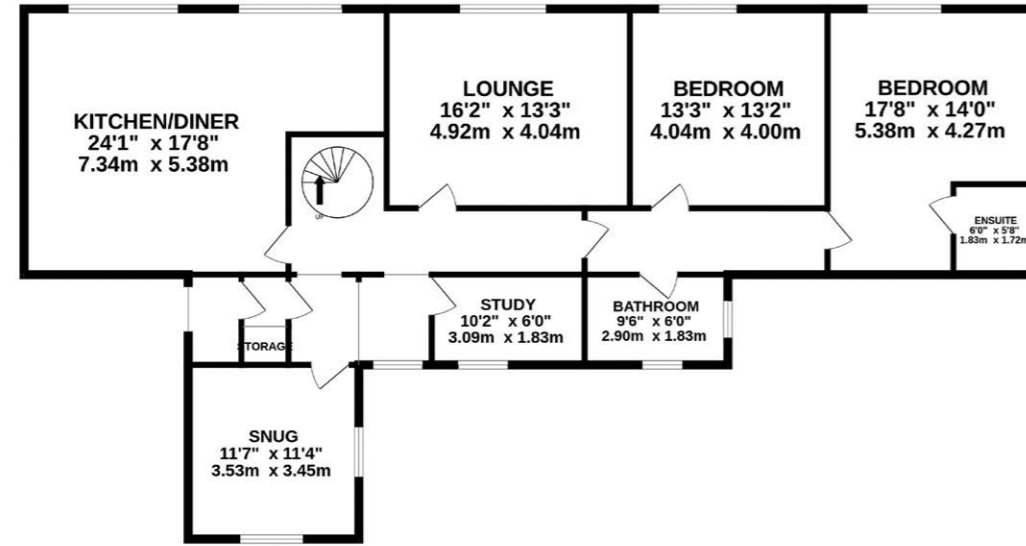
There is a spiralled staircase which takes you to the second floor with two further double bedrooms and a second family shower room. There is an additional hobbies room which forms part of the attic space which is accessed from one of the bedrooms. This space is currently used as an art studio.



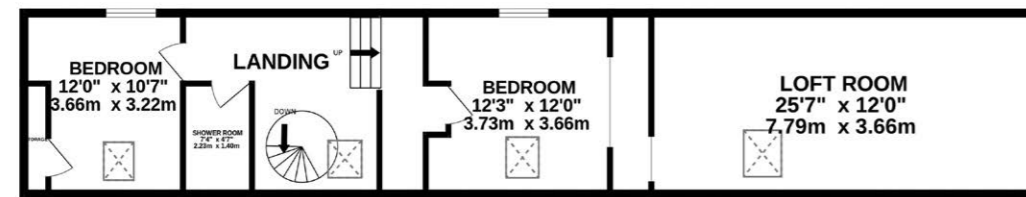
4
Bedrooms



GROUND FLOOR
1535 sq.ft. (142.6 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 2343 sq.ft. (217.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Outside the aforementioned gardens wrap around the whole property and are frequently tended to ensure that they are always looking their best. Each resident has full access to the gardens and they enjoy various zoned seating areas.

There is also a large driveway providing ample off-road parking and the property enjoys a large double garage with workshop to the rear.

In our opinion, the location and setting of this property are simply exquisite, the drive to Cottesbrooke from any direction is blissful, with countryside in all directions. That said, the village is very convenient for neighbouring towns of Market Harborough, Northampton and Rugby and there are a wide range of pubs and eateries in many of the surrounding villages.

Lease info-

The residents each bought a share of the freehold a number of years ago and each pays an annual contribution. Currently no. 3 pays approximately £5000 a year towards the service charge for the general upkeep of the building, the garden maintenance, cleaning of the communal areas and buildings insurance.

They also pay an annual sum of approx. £200 for ground rent.

There is an external management company who take care of the ongoing maintenance and each resident is a director of the freehold. In our opinion it is a very well ran operation.

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E S T A T E A G E N T S



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