

Rose Hill Way, Mawsley, Kettering

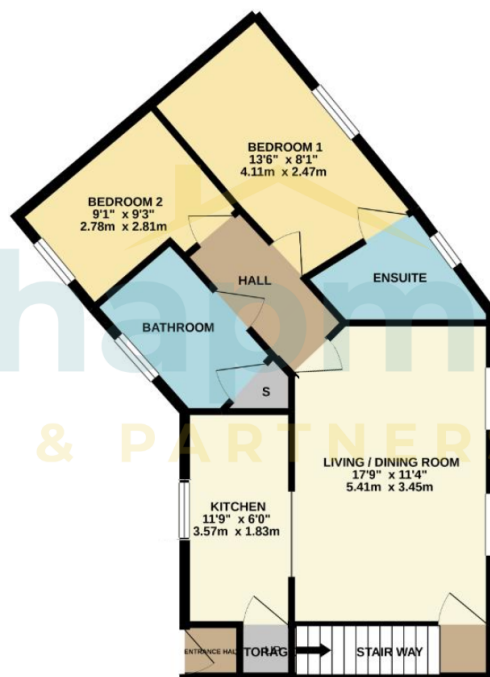
Offers Over £165,000

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- No Chain
- Own Private Entrance
- Garage
- Close to Local Amenities
- Immaculately Presented Throughout
- Two Bedrooms
- Village Location
- Parking Space
- Excellent First Time Buy
- Two Bathrooms

FIRST FLOOR



A superb opportunity for first-time buyers or investors, this well-presented modern two-bedroom apartment is located in the heart of Mawsley Village, close to local amenities and set within a quiet courtyard. The property also benefits from its own garage and parking space. The bright and well-proportioned accommodation comprises:

Entrance Hall

Accessed via a hardwood door with obscure glazed inset and stairs rising to the first floor.

Living / Dining Room - 5.41m x 3.45m (17'8" x 11'3")

A generous reception space with two rear aspect windows, TV and telephone points, two radiators, and an archway leading through to the kitchen.

Kitchen - 3.57m x 1.83m (11'8" x 6'0")

Fitted with a range of modern wall and base units with roll-top work surfaces, integrated electric oven and gas hob with extractor over, stainless steel splashback, integrated washing machine and fridge/freezer, and a front aspect window.

Landing

Loft access, radiator, and doors to:

Bedroom One - 4.11m x 2.47m (13'5" x 8'1")

Rear aspect window, TV and telephone points, radiator, and access to:

En-Suite

Comprising a fully tiled shower cubicle, pedestal wash hand basin, WC, part tiled walls, radiator, extractor fan, and an obscure glazed window.

Bedroom Two - 2.81m x 2.78m max (9'2" x 9'1" max)

L-shaped second bedroom with a front aspect window and radiator.

Family Bathroom - 2.33m x 1.68m (7'7" x 5'6")

White suite including panelled bath, pedestal wash hand basin, WC, part tiled walls, radiator, extractor fan, airing cupboard, and an obscure glazed window.

Outside

Single garage with up-and-over door and an allocated parking space.

Lease Details

The apartment is held on a 125-year lease from 2008, leaving approximately 108 years remaining. Ground rent is around £250 per annum, payable to MCA West Midlands Ltd.

We are currently awaiting confirmation of the service charge details from Encore Estate Management Ltd. Please note that during the seller's ownership, service charges have not been collected. We have contacted both Encore and the original builder for clarification and will update this information as soon as it becomes available, ensuring any prospective purchaser is fully informed prior to making an offer.

The garage is held under a separate title with a 999-year lease commencing in 2007 and is subject to a peppercorn rent of £1 per annum.

Services: Mains Gas, Water, and Electricity

Council Tax Band: B - £1754.46 25/26 - North Northants Council

EPC Rating: C

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order to ensure that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered inaccurate.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CHAPMAN AND PARTNERS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.