



2  1  1 

Station Road, Desborough

£120,000 Leasehold

BELVOIR!



A top floor, two bedroom apartment situated in the small market town of Desborough. The apartment benefits from allocated parking to the rear as well as being centrally located in the Town Centre and close to amenities.

Upon entering the apartment you are greeted by a spacious hallway with doors leading to all rooms. The large open plan living/dining and kitchen area has a Juliet balcony with views looking out over the town and has ample room for a dining table as well as a lounge area.

The kitchen is well equipped with a good range of wall and base units and space and plumbing for appliances. There is also a full size storage pantry cupboard.

To conclude the property, there is a family bathroom with a bath, low level WC and wash hand basin and two double bedrooms with the master also benefitting from a Juliet balcony.



EPC Rating C. Council Tax A.

Entrance Hall

Carpet flooring, intercom, storage cupboard, loft hatch.

Living/Dining/Kitchen Area

4.45m x 6.86m (14'7" x 22'6")

Juliet balcony, electric heaters, window to the side, pantry cupboard, carpet flooring to living room, vinyl flooring to the kitchen. Fitted kitchen wall and base units with worktop over. Built in oven and hob, sink and drainer and space and plumbing for appliances.

Bedroom One

3.64m x 3.11m (11'11" x 10'2")

Carpet flooring, Juliet balcony, electric heater.



Bedroom Two

3.75m x 2.26m (12'4" x 7'5")

Carpet flooring, electric heater. Double glazed window.

Bathroom

2.02m x 1.76m (6'7" x 5'10")

Low level WC, wash hand basin, bath with mixer taps and shower over, extractor fan, wall tiling to sensitive areas, heater.

Agents Notes

Lease 125 years from 25 March 2006

Service Charge £90 per month (£1080 pa)

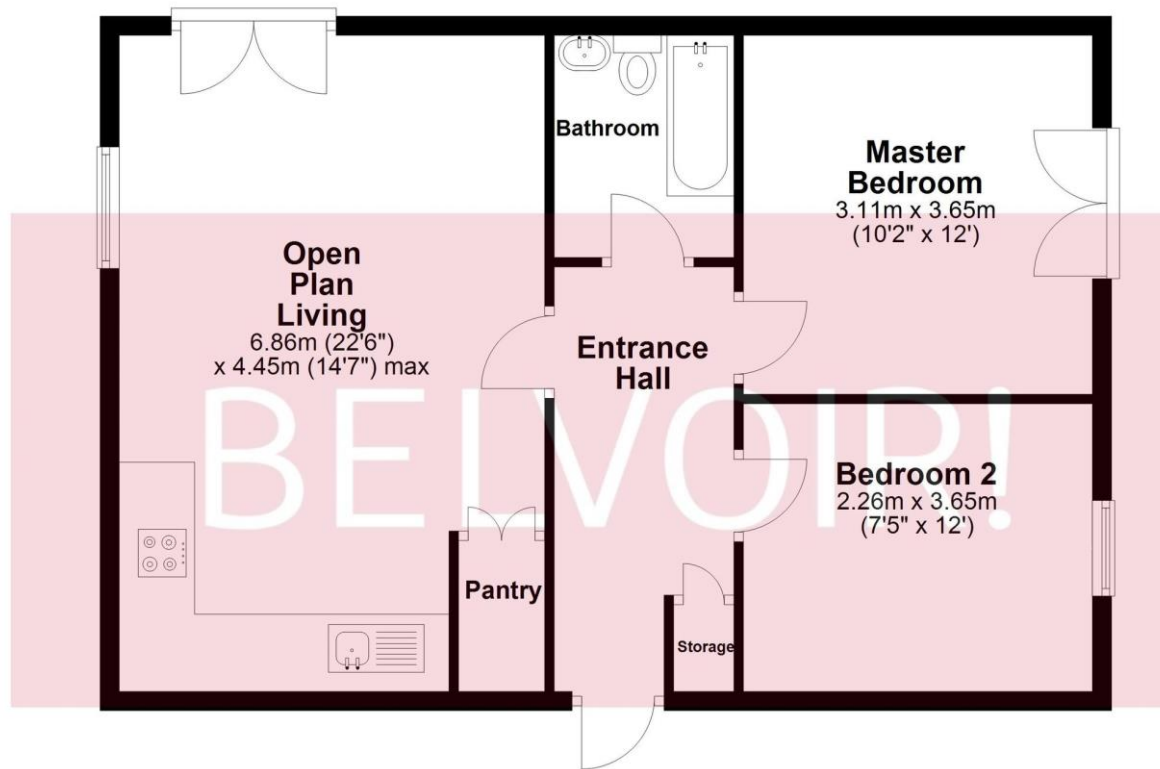
Ground Rent £200 pa

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Top Floor



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate



Contact us today to arrange a viewing...