

Queen Street, Desborough NN14 2FP



TOTAL FLOOR AREA : 526 sq.ft. (48.9 sq.m.) approx.



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- No Chain
- Factory Conversion
- High Gloss Fitted Kitchen
- Off Road Parking
- Viewing Recommended

PRICE  
£139,950

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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PRICE £139,950 LEASEHOLD

\*\* IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE \*\* NO CHAIN is this impressive leasehold first floor apartment that is found in excellent decorative order throughout. Part of a factory conversion in 2020 the apartment offers a fresh modern feel with high ceilings and contemporary fitted kitchen and bathroom suites and is located within walking distance of the town centre and local schools. The property boasts gas central heating and Upvc double glazing with other benefits to include an allocated parking space. The overall accommodation comprises entrance hall, open plan living space with dining area and a high gloss fitted kitchen, plus the double bedroom and bathroom. Outside is the aforementioned allocated off road parking space in a communal car park. Viewing is strongly recommended.

Leasehold 125 year from c. March 2020 - Ground Rent c.£150 Per Year and Service Charge of c.£65 per month

## COMMUNAL ENTRANCE

Entrance via secure and intercom system, stairs to main apartment

radiator, obscured double glazed window to rear with display mantel

## OUTSIDE PARKING

communal parking area with parking space for one vehicle - numbered as number 5

## ENTRANCE HALL

Having single panelled radiator and doors to Living Area/Kitchen, Bathroom and Bedroom plus storage cupboard

## LIVING AREA/KITCHEN

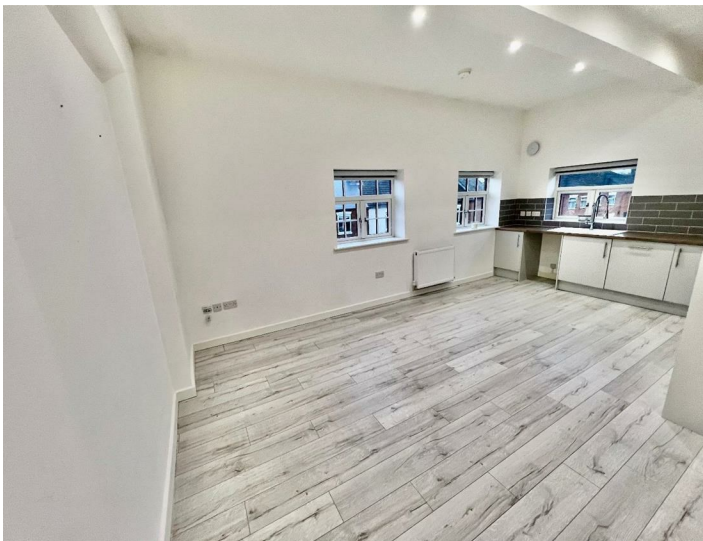
19'2" max x 17'0" max narrowing 11'8" (5.85m max x 5.20m max narrowing 3.58m )  
L-shaped room with high level ceilings with sunken spot lights, two double panelled radiators, two Upvc double glazed windows to side and one Upvc double glazed window to rear, laminated wood block style flooring, open plan to Kitchen Area offering high gloss, high and base level cupboard units with drawer space and work tops with complimentary tiled surrounds, integrated appliance to include fridge/freezer, dishwasher, further appliance space to include plumbing for automatic washing machine, single bowl single drainer sink unit with mixer tap with extendable arm, electric hob and oven with extractor and hood over

## BEDROOM

10'9" x 10'7" (3.30m x 3.25m )  
Double room with high ceilings, Upvc double glazed window to rear and double panelled radiator

## BATHROOM

8'0" x 7'0" (2.45m x 2.15m )  
Three piece suite comprising panelled bath with wall mounted shower over, vanity wash hand basin and close coupled WC, ceramic tiled flooring and walls, extractor fan, spot lights,



call to view 01536 418100

