



39 THE ROUNDEL

NORTHAMPTON, NN6 0FF

£230,000
LEASEHOLD

Stonhills are pleased to offer this well presented three double bedroom property which is situated in the popular area of Overstone Park with views over the 18th hole. The accommodation comprises: Hall, lounge/diner, kitchen, three bedrooms, ensuite to bedroom one, bathroom, off road parking to the front of the lodge and large patio area. CASH BUYERS ONLY

 **stonhills**
LAND & ESTATE AGENTS

39 THE ROUNDEL

• THREE BEDROOMS • GOLF COURSE • WELL PRESENTED • VIEWS OVER 18TH • EPC RATING E COUNCIL TAX BAND D • GOLF MEMBERSHIPS INCLUDED • GYM MEMBERSHIPS INCLUDED • CASH BUYERS ONLY • 999 year lease from 1999 • service charge £1,965 p/a & ground rent £2,686 p/a



A rarely available three bedroom end of terrace lodge located in this stunning development of Overstone Park. The accommodation in brief: Hallway, Open Plan Lounge/Dining Room. Fully Fitted Kitchen. Master Bedroom & Ensuite. Two Further Double Bedrooms, Bathroom. Outside Seating Areas and Two Allocated Parking Spaces.

With this particular lodge comes with two golf memberships and four leisure memberships.

Lease - 999 years from 1999

Service Charge: £1,800 per annum (water is included within the service charge)

Ground Rent £2,500 per annum

Overstone Park is located in a stunning one hundred and seventy acre development. The beautiful parkland complex is centred around a superb 18 hole golf course created by Donald Steele,

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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