



# Crescent Lodge

Overstone Park, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Crescent Lodge

Overstone Park

NN6 0SR

PRICE £190,000

O'Riordan Bond is delighted to offer for sale this spacious three bedroom Scandinavian style lodge, located on the picturesque 18 hole Overstone Golf and Leisure Complex. The lodge is for sale with no onward chain.

Accommodation comprises entrance hall, re-fitted cloakroom wc, kitchen, sitting/dining room with the sitting/dining room overlooking patio and the beautiful golf course across the 18th fairway. There is a good range of kitchen units with built-in appliances. First floor master bedroom is a good size with built in double wardrobes, two further good size bedrooms with refitted bathroom. with shower over. Benefits include an allocated parking space, a patio and lawned area to the front and large patio seating area to the rear overlooking 18th fairway. The property also incorporates a two person membership to Overstone Parks golf course and four person membership for the leisure facilities. (A/1023/S)

AGENTS NOTE: This property is one of approx. 115 lodges, which are second homes, and attract a Ground Rent and Service Charge which is approx. £3,865 per year. Water rates included in the service charge. There is a 999 year lease which began in 1990. Please note, all buyers need to be second home owners and cash buyers.

### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: D

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

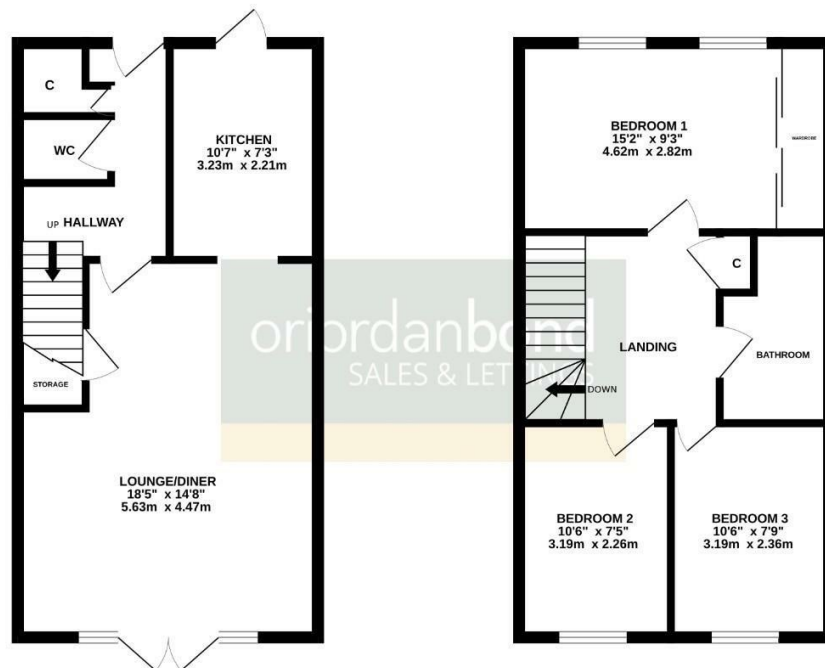
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GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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