



The Roundel

Overstone, Northamptonshire

oriordanbond
SALES & LETTINGS



The Roundel

Overstone

NN6 0FF

PRICE £165,000

O'Riordan Bond is delighted to offer for sale this spacious two double bedroom Scandinavian style lodge, located on the picturesque 18-hole Overstone Golf and Leisure Complex. This lovely home has rear views over woodland and is offered for sale with no onward chain.

Accommodation comprises entrance hall, fitted shower room/WC, sitting/dining room with French doors opening to a spacious patio area, communal grounds and picturesque woodland, fitted kitchen with space for appliances, first floor landing, master bedroom with built-in wardrobes, further spacious double bedroom and a re-fitted bathroom suite. Outside, the front is open plan with patio and lawn area leading to an allocated parking space and further guest parking spaces. To the rear is a large patio seating area overlooking lawned communal grounds and woodland area. The property also incorporates a membership to Overstone Parks golf course and leisure facilities. (A/872/S)

AGENTS NOTE: This property is one of 115 lodges, which are second homes, and attract a Ground Rent of £2877.78 and Service Charge which is approx. £3,057.63 per year. Water rates included in the service charge. There is a 999 year lease which began in 1993. Please note, all buyers need to be second home owners and cash buyers.

Additional information

- Council Tax Band: D
- Energy Efficiency Rating:

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.

O'Riordan Bond Earls Barton Sales
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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