



## Chancery Lane, Thrapston

### Price: Leasehold £176,000 shared ownership

- 'Independent retirement living' two double bedroom first floor apartment
- Centrally located and close to Thrapston High Street
- Parking
- Offered with no forwarding chain
- 80% Ownership

EPC Rating: B



Accommodation includes:

Communal Entrance Hall

Entered via secure intercom system.

Entrance Hall

Entered via a UPVC entrance door to front, panelled radiator, walk-in storage cupboard, access to loft space, doors to:

Lounge

14' 1" x 9' 10" (4.30m x 3.00m) UPVC double glazed Juliet balcony door to rear aspect with glazed panel to side and further window above, panelled radiator, open to:

Kitchen

12' 6" x 8' 2" (3.80m x 2.50m) Fitted with a range of base and eye-level cupboard units with drawers, integrated dishwasher, integrated washing machine, integrated oven, integrated four ring induction hob with extractor fitted over, integrated fridge and freezer, radiator, inset stainless steel 1 1/2 bowl sink with chrome mixer tap and drainer.

Bedroom One

14' 1" x 9' 2" (4.30m x 2.80m) UPVC double glazed window to rear aspect, panelled radiator, built-in double wardrobes.

Bedroom Two

10' 2" x 7' 3" (3.10m x 2.20m) UPVC double glazed window to rear aspect, panelled radiator.

Shower Room

Fitted with a three-piece suite comprising large glazed shower cubicle which is fully tiled, low-level WC and pedestal wash and basin. Panelled radiator and tiled flooring.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.**

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR102276 - 0001