



Station Road, Thrapston Kettering
£180,000 Leasehold

**Sharman
Quinney**

Key Features

 2  1  B  A



125 Years remaining as of 01 Apr 2017

£41.00 Ground Rent pcm

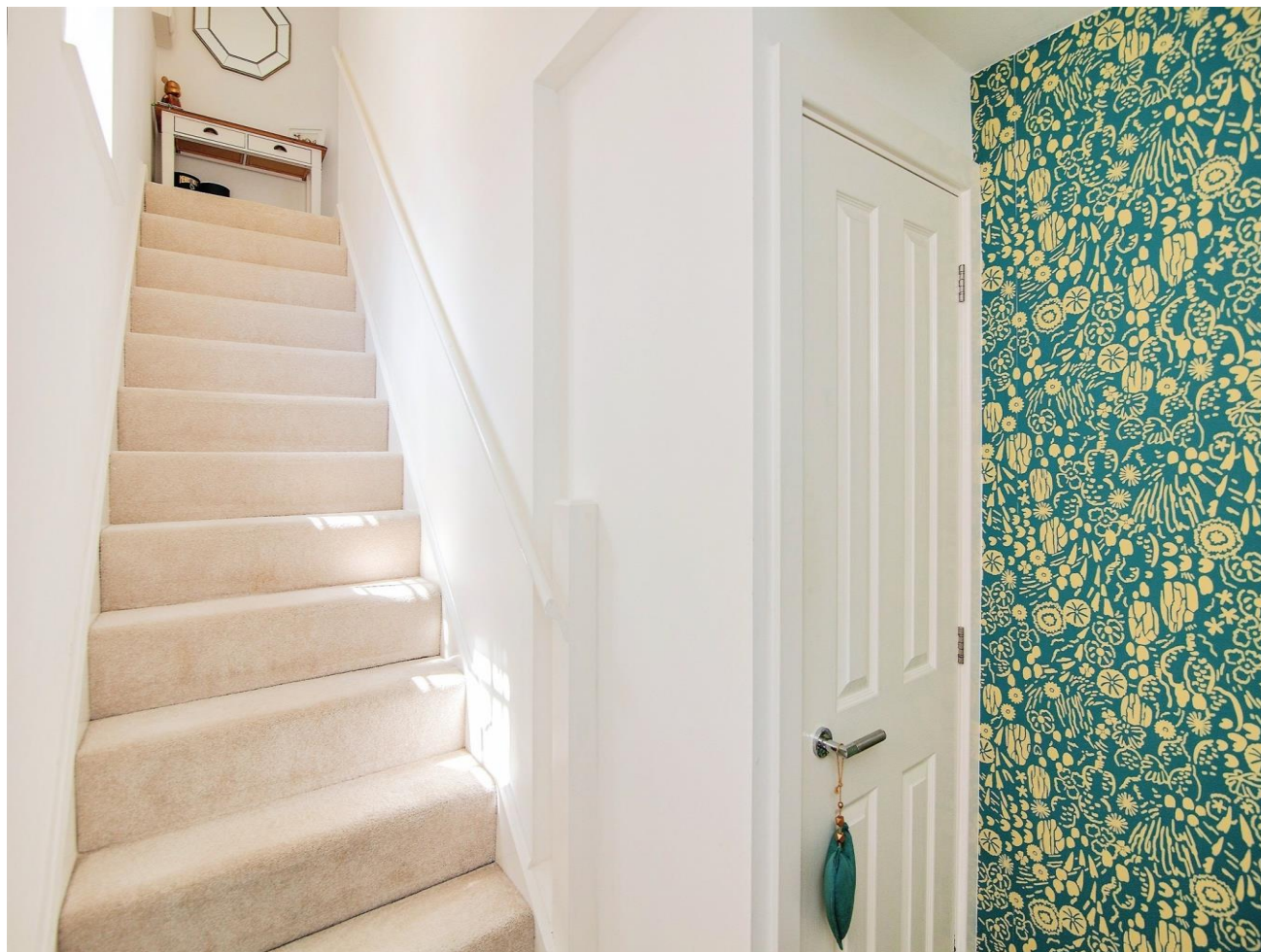
Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: 01/2027

- Modern Maisonette - Two Bedroom Apartment
- Long Lease over 990 years remaining
- NHBC Build Warranty Period to 2028
- Parking and Courtyard outdoor space and storage
- Well- presented - condition

On entering the private entrance lobby, there's a useful immediate full height storage cupboard ideal for shoes and coats and good quality cream carpeted staircase to the first floor connecting hallway including a further storage cupboard and loft access via hatch to ceiling and doors first-floor accommodation.



The Open Plan lounge /dining and connecting kitchen create a light and spacious dual aspect main living space relax and entertain guests. The fitted cabinetry includes ample contrasting work surfaces and full-height additional deep recess larder cupboard. Fitted appliances include fridge freezer, oven and stainless-steel gas hob. Bedroom one is a good double room which, features Georgian wall panelling and fitted double wardrobes, while bedroom two offers a good single bedroom and a bright well-presented 3-piece family bathroom features bath and glass screen with shower over and LVT flooring. Outside there is an allocated parking space and a dedicated courtyard garden space with timber shed. The property is also only a few minutes' walk from the edge of the town and numerous countryside walks.

We strongly advise registering your interest early to avoid disappointment.

Measures

Ground Floor Entrance Hallway

First Floor Landing

Lounge/Diner - 12' 1" x 10' 2" (3.68m x 3.10m)

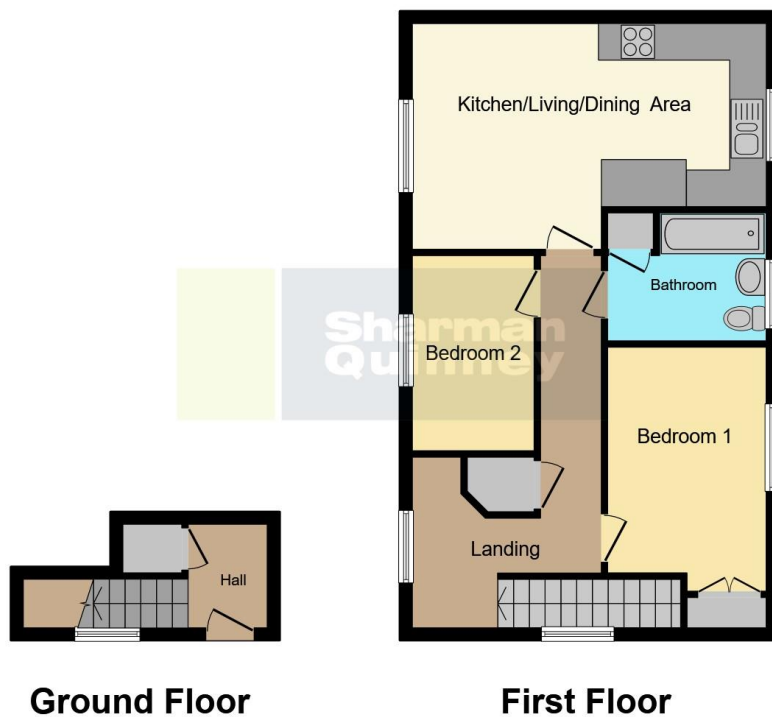
Kitchen - 9' 9" x 8' 5" (2.97m x 2.57m)

Bedroom One - 11' 8" max. x 8' 1" (3.56m x 2.46m)

Bedroom Two - 10' 1" x 6' 6" (3.07m x 1.98m)

Bathroom





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.

AGENTS NOTE:
Service Charges apply Currently Quoted at
£41.37 per calendar month - we understand this
includes building insurance.
999 year lease from inception in 2018

To view this property call Sharman Quinney on:
01832 735589

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,
NN14 4JH

 thrapston@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: :THR103524 - 0001