



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Ironwood Avenue, Desborough, Northamptonshire, NN14 2JJ

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### "Attention Investors, First Time Buyers & Downsizees!"

Situated on the popular Grange development, just a short walk from local amenities, this two-bedroom, first floor apartment, boasts a beautifully presented interior and an updated boiler, kitchen and ensuite, making this an ideal opportunity for investors, first-time buyers & downsizees!

Potential Rental Income of £850pcm.

The property is within walking distance of the local leisure centre, supermarket, primary schools, local amenities and just a short drive into Market Harbourough with direct rail links to London St Pancras.

Inviting entrance hall featuring timber effect flooring and a telephone intercom system.

Beautifully appointed living/dining room boasting a generous size with windows overlooking the front elevation, ample space for both living and dining and an archway leads to the kitchen.

Stunning fitted kitchen featuring tiled flooring, a host of high gloss eye and base level units, a square edge work-surface, ceramic wall tiles, a one and a half bowl sink with a mixer tap and draining board, a window to the rear elevation and a storage cupboard housing a modern Worcester combination boiler. A range of high quality, AEG integrated appliances include an oven, five ring gas hob, microwave, extractor, fridge freezer, slimline dishwasher and a washing machine.

Well-presented main bedroom boasting fitted wardrobes, space for a double/king size bed, high quality carpets, a window to the rear south-west facing elevation and an ensuite shower room.

The ensuite shower room benefits from being recently renovated and comprises attractive tiled flooring, a heated towel rail, LED ceiling spotlights, ceramic wall tiles, a mirrored cabinet, an electric shaver point and a white three-piece suite to include a corner enclosed shower cubicle with a Mira rainwater shower with an additional shower wand, a wash hand basin built within a vanity unit and a low level WC.

The second bedroom is positioned to the front elevation and features a tasteful décor, timber effect flooring and the flexibility to be used as a bedroom or study, perfect for those working from home.

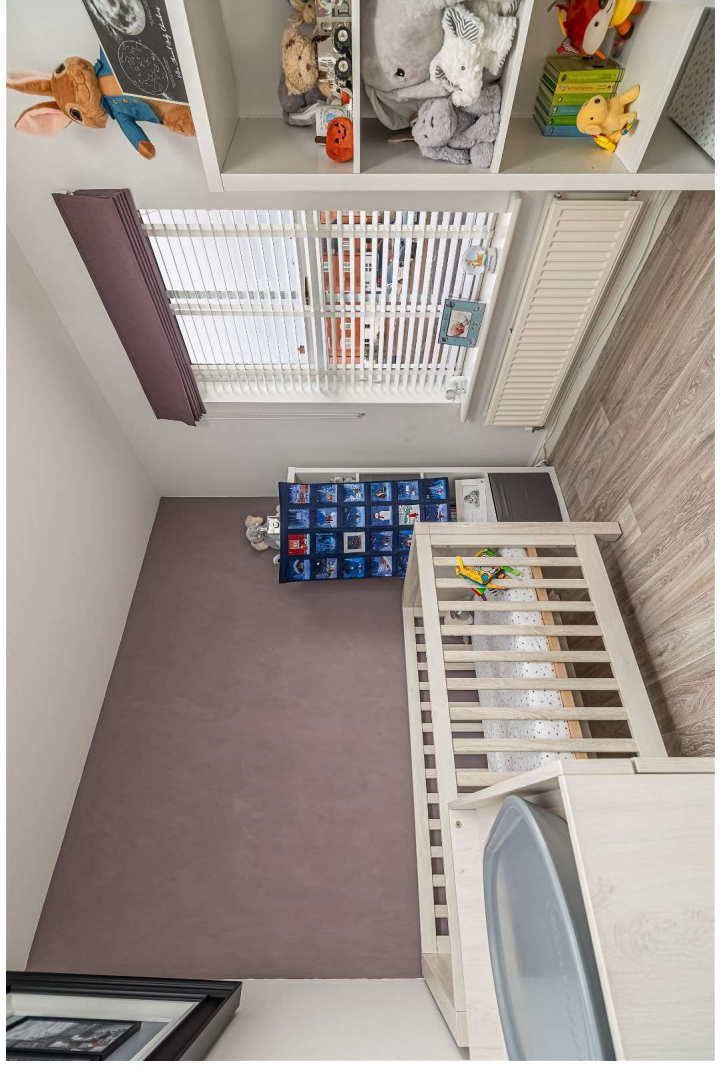
The bathroom comprises attractive patterned flooring, a chrome heated towel rail, ceramic wall tiles, and a white three-piece suite incorporating a panel enclosed bath, a pedestal wash hand basin and a low-level WC.

The property is of a leasehold tenure with a 99 year lease beginning from January 2004, leaving approximately 79 years remaining. There is a ground rent charge of £250.00 per annum and a service charge of £2,131.92 per annum, split into monthly payments of £177.66.

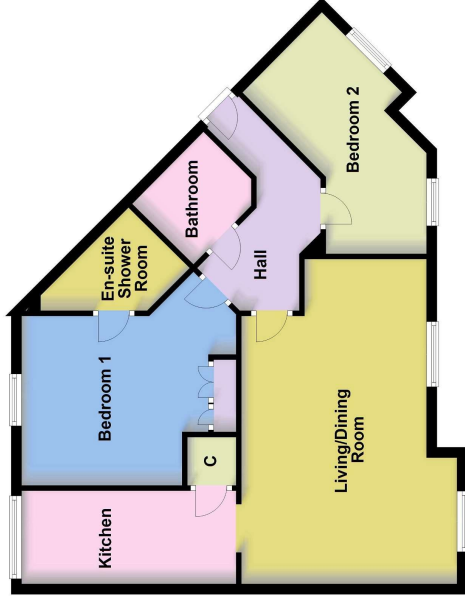
Situated on the popular Grange development this fantastic apartment offers an attractive communal frontage, enclosed by charming wrought iron railings, featuring planted borders with a paved pathway leading up to the main entrance.

The main front door benefits from a secure intercom system providing access into the communal hallway.

To the rear of the property is a communal garden and car park with allocated off road parking for one vehicle.



Ground Floor



- Living/Dining Room - 6.15m x 4.01m (20'2" x 13'2") • Kitchen - 4.01m x 1.78m (13'2" x 5'10")
- Main Bedroom - 3.18m x 3.15m (10'5" x 10'4") • Ensuite - 2.79m x 2.31m (9'2" x 7'7")
- Bedroom Two - 4.14m x 2.18m (13'7" x 7'2") • Bathroom - 1.96m x 1.65m (6'5" x 5'5")

