



Queen Street, Desborough **Leasehold** £99,995

**Pattison
Lane**

Key Features

2 1 D B

- Two Bedroom Apartment
- NO ONWARD CHAIN
- Open Plan Kitchen / Living / Dining Room
- Vaulted Ceilings
- Allocated Parking Space

Available with the distinct advantage of no onward chain, this generously proportioned two-bedroom apartment presents an outstanding opportunity for buyers looking to add immediate value.

Offering a fantastic blank canvas, the property is ready for a cosmetic refresh, allowing you to design and finish a bespoke home tailored to your exact tastes.



At the heart of the apartment is a remarkably spacious, open-plan living, dining, and kitchen area that serves as a superb foundation for modern living and entertaining.

Adding to its appeal, the property benefits from a highly exclusive feel, sharing a communal entrance with just one other residence. Complete with a highly coveted allocated parking space, early viewing is strongly advised to fully appreciate the space and potential on offer.

The accommodation comprises:

OPEN PLAN KITCHEN / DINING / LIVING ROOM

Living room 12' max x 33'4 max (3.65m x 10.16m)

Kitchen (linked with Living Room) 8'6 x 33'4 max (2.59m x 10.16m)

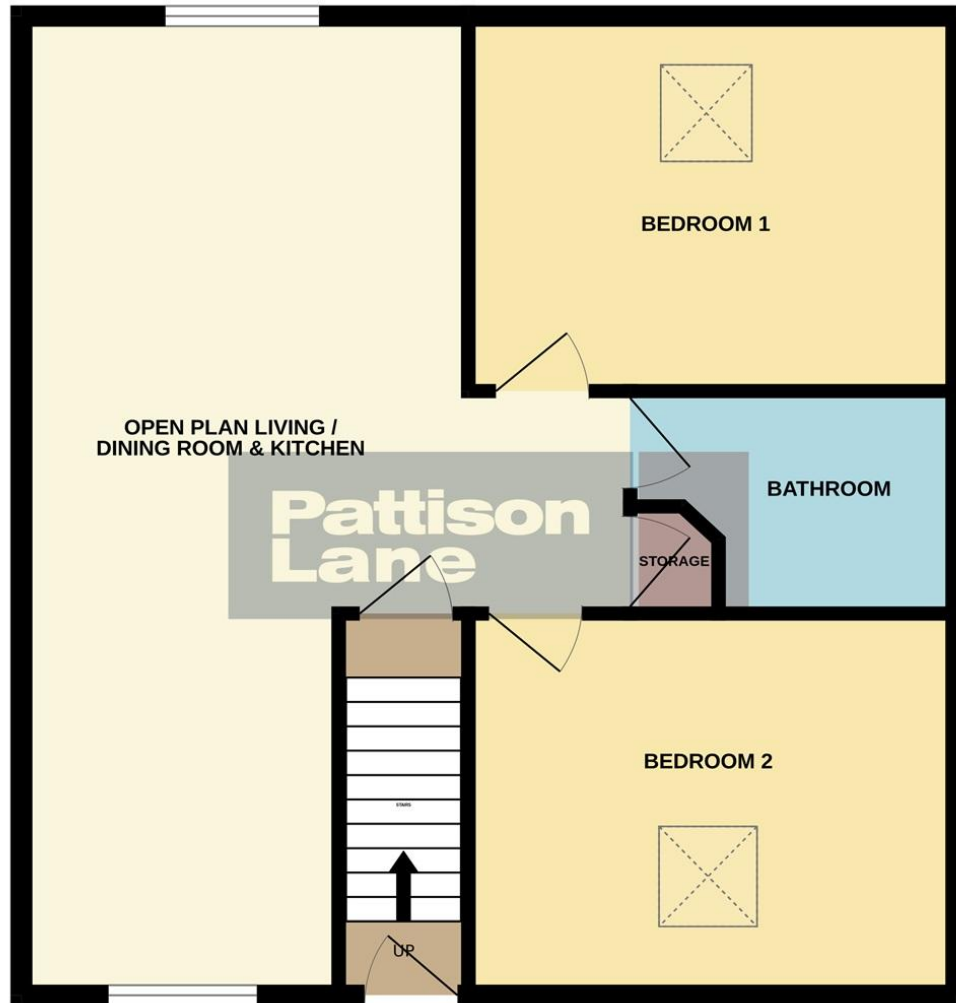
BEDROOM ONE 13'11 x 9'1 (4.24m x 2.76m)

BEDROOM TWO 13'10 x 9'5 (4.21m x 2.87m)

BATHROOM 5'9 x 10'9 (1.75m x 3.27m)



GROUND FLOOR



AGENTS NOTE:

Length of lease - 999 years from 25 December 2003

Management Charge - Two payments of £93.46 per annum

Annual Service Charge - £100.00

To view this property call Pattison Lane on:
01536 430527

Selling your property?

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

 01536 430527

 42 Station Road, Desborough, KETTERING, Northamptonshire, NN14 2RL

 desborough@pattisonlane.co.uk

 www.pattisonlane.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: DPL101640 - 0003

