



Chancery Lane, Thrapston  
**£230,000** Leasehold

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 07 Mar 2016  
£381.96 Ground Rent pa  
Review due: Ask Agent  
£3089.64 Service Charge pa  
Review due: 04/2027

- Two Bedroom Ground Floor Apartment
- Popular and desirable Retirement Development
- Thrapston Market Town Location
- Situated Close to amenities and High Street
- Spacious Open Plan kitchen and connecting lounge

The accommodation offers independent living yet benefits from a stylish communal lounge, a secure intercom system, lift access, award-winning communal gardens and communal parking. Entry is gained via the hall, where doors to all accommodation can be found. The living room enjoys a Juliet balcony to the front elevation, a storage cupboard and opens through into the modern kitchen. Fitted with a range of eye and



base units with granite work surfaces, the kitchen comprises an integral Neff eye level oven and induction hob, fridge/ freezer, a washing machine and benefits from an added spotlight. The second bedroom is versatile in use and currently functions as a dining room. Positioned to the front elevation, the master bedroom is double in size and benefits from a built-in wardrobe. The shower room is partly tiled and comprises a walk-in shower, low level w/c, pedestal wash hand basin and an upgraded wall heater in the shower room. The accommodation also boasts a communal kitchen and lounge area, where numerous events arranged by the residents are encouraged, including coffee mornings, fish & chip meals and an occasional Brunch Club. The awarding-winning Castle Court grounds are beautifully kept and offer a mobility scooter store with charging points (on a first come, first served basis), ample parking and communal seating areas.

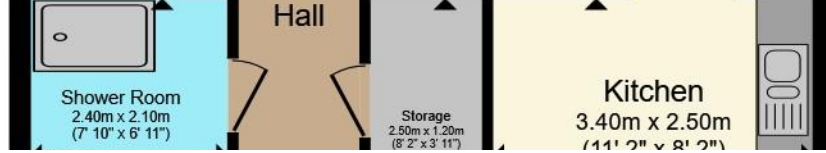
Agents Note: TENURE- Leasehold  
90+ years remaining.

Service charges through the management company Amplias - currently quoted at £280.00 per calendar month. The charge covers building insurance, annual safety check of gas central heating boiler, upkeep of the exterior of the building and communal areas, use of the resident's lounge. Contents insurance and utility bills are the responsibility of the occupiers.

COUNCIL TAX BAND- C

EPC RATING- B





Total floor area  
This floor plan is for  
orientation are appi  
liability is taken for.



Total floor area 58.9 m<sup>2</sup> (634 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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 16 High Street, THRAPSTON, Northamptonshire, NN14 4JH

 thrapston@sharmanquinney.co.uk

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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.

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