



Sidings Close, Thrapston Kettering
£84,000 Leasehold

**Sharman
Quinney**

Key Features

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125 Years remaining as of 01 Apr 2017

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: Ask Agent

- Mid Terrace Modern Home -Two Double Bedrooms
- 40% shared ownership with housing association
- Situated in a quiet cul-de-sac location
- No Onward Chain
- Ideal Starter Home

Situated The Sidings Development, situated on the outskirts of Thrapston, whilst still providing easy access to the local amenities and A14, A45 road links. The property includes garden, and dedicated parking.

In brief the property is arranged over two floors and comprises: - Hallway, cloakroom/w.c, lounge, /diner, fitted kitchen incorporating with some fitted appliances including Fridge Freezer, oven, stainless



steel hob. Stainless steel sink. SPACE for washing machine, attractive work tops. The first floor offers Two Double bedrooms and a family three-piece bathroom, with bath and a shower over.

A secure, enclosed rear garden landscaped, has a paved patio and gravel inlay with timber tool shed. Viewings are highly recommended.

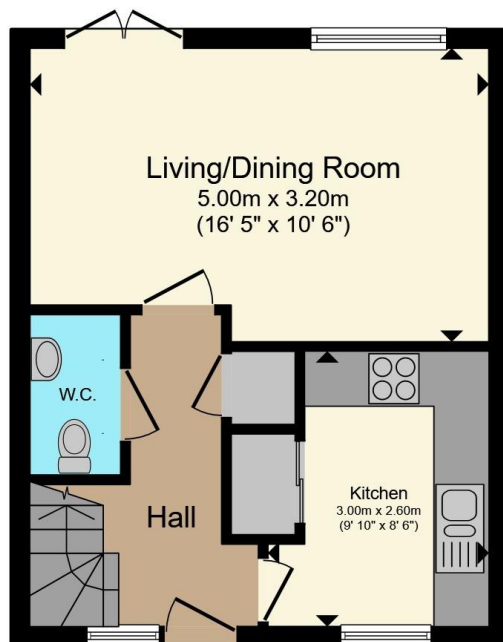
Entrance Hall: - Enter via double glazed door, double glazed window to front elevation, stairs rising to the first landing. The flooring is laminate wood flooring. There's a useful storage cupboard, downstairs W.c. Doorways leads from the hallway to the lounge /dining room and to the kitchen.

The Lounge/Dining Room: - Double glazed window and French doors to rear elevation. The kitchen, is fitted with a modern range of wall and base units with works surfaces over, inset 1.5 bowl stainless steel sink and drainer, built in oven with four ring gas hob and extractor over, integrated fridge/freezer, space and plumbing for washing machine, double glazed window to front elevation.

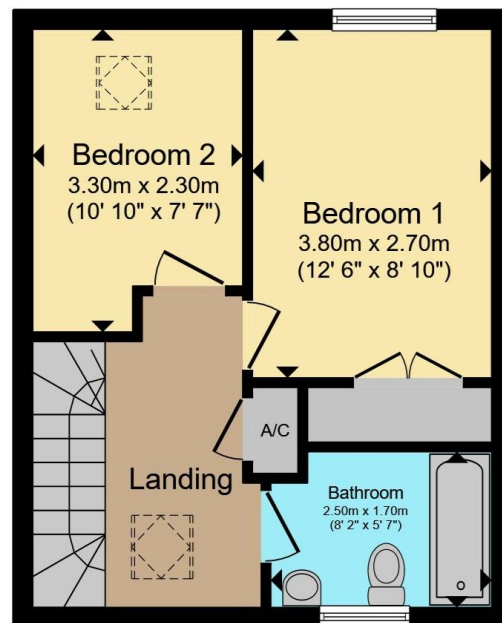
The first Floor Landing is a good space is possibly suitable as a study area with Velux window to front elevation, built in airing cupboard housing the boiler. To the ceiling, there's a loft access and doors to rooms.

Bedroom One features a double-glazed window to





Ground Floor



First Floor

Total floor area 63.0 m² (678 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

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rear elevation, radiator.

Bedroom Two has a Velux window to rear elevation.

Bathroom: - Fitted with a three-piece suite comprising of low-level, w.c, wash hand basin, bath with shower over and glass shower screen, tiled splashbacks, double glazed obscured window to front elevation.

Outside

Front: - Small but pleasant open format front garden

Rear: - The rear garden is enclosed with timber fencing, patio area set immediately to the rear of the property with landscaping to paved and gravel inlay. gated access to the rear providing access toward the dedicated numbered parking bay immediately to the rear.

Agents Note

The Current share is offered at 40% of the leasehold value. We understand that subject to the terms of the share ownership partner, it would be possible to purchase a greater share during a period of ownership subject to a qualifying period - this is referred to as staircasing to increase the share ownership, with is also reflected in a reduced rent contribution. The rent balance on the 60% share owned by the housing association Orbit Homes is payable monthly to Orbit homes at £364 per calendar month.

We are advised by the owner the lease is 125 years from 2017 (119 years approx. remaining)

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



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