



30 The Roundel Northampton

£160,000
Leasehold

Stonhills are pleased to offer this spacious two bedroom lodge set within Overstone Park Golf & Leisure Resort, offering a lounge/dining room, kitchen, ground floor shower room, first floor bathroom, garden area and parking. The sale includes 4 golf memberships and 4 gym memberships for Overstone Park. Service charge £6,033 p.a. Cash buyers only.



• TWO BEDROOMS • OFF ROAD PARKING • REAR GARDEN • LOCATED ON OVERSTONE GOLF COURSE

Stonhills are pleased to present this spacious two-bedroom lodge, formerly arranged as a three-bedroom property, situated within the attractive surroundings of Overstone Park Golf & Leisure Resort. Offering flexible, low-maintenance accommodation, the property would make an ideal second home or holiday retreat, with a range of leisure facilities available on the resort.

The accommodation comprises an entrance hall leading to a bright and spacious lounge/dining room, fitted kitchen and a useful ground-floor shower room. To the first floor are two bedrooms and a family bathroom. The property was originally configured with three bedrooms, offering purchasers an indication of the flexibility of the accommodation.

Outside, the property enjoys the attractive communal surroundings of Overstone Park together with allocated parking.

A particular benefit of the property is the inclusion of four golf memberships and four gym/leisure memberships for Overstone Park, providing access to the excellent facilities available on the resort.

The property is offered to cash buyers only.

With its attractive setting, flexible accommodation and leisure memberships included, this is an excellent opportunity for buyers looking for a convenient holiday or second home within an established golf and leisure resort.

Viewing is highly recommended.

Key Features

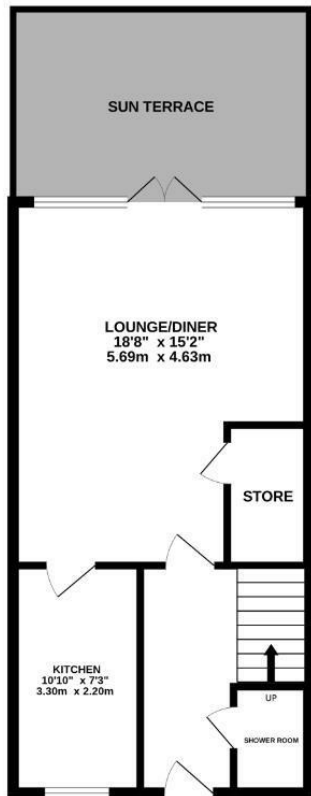
Two Bedroom Lodge – Formerly Three Bedrooms
Overstone Park Golf & Leisure Resort
Spacious Lounge/Dining Room
Fitted Kitchen
Ground Floor Shower Room
First Floor Family Bathroom
Flexible Accommodation
Allocated Parking
Four Golf Memberships Included
Four Gym/Leisure Memberships Included
Service Charge: £6,033 Per Annum
999-Year Lease From 1990
Cash Buyers Only
Second-Home/Holiday Use Only
Cannot Be Used as a Main Residence



- 4 X GOLF AND GYM PASSES INCLUDED • CASH BUYERS ONLY • NO CHAIN • LEASHOLD 967 YEARS REMAINING • SERVICE CHARGE AND GROUND RENT £6033 PA



GROUND FLOOR



1ST FLOOR



THE ROUNDELL, OVERSTONE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2025)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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