



Grove Road, Thrapston  
**£130,000** Leasehold

**Sharman  
Quinney**



# Key Features

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125 Years remaining as of 16 Nov 2020

£100.00 Ground Rent pa

Review due: 01/2040

£1516.00 Service Charge pa

Review due: Ask Agent

- Rarely available 2 double bedroom - First Floor Two Bedrooms
- Situated in an established location close to amenities
- Chain Free property - Long Lease circa 119 years remaining
- Refitted stylish Kitchen - with stylish cabinetry & fitted fridge and freezer
- Exceptionally spacious Main Bedroom and Lounge/ Sitting Room

Entrance Hallway with loft access, double cupboard with hot water electric immersion tank and storage. Doors to Bedroom One, a spacious double room. A large Reception Lounge with large window flooding light. Bedroom two, is a good size single. The kitchen features stylish units wall and base with space for free standing cooker. Fitted



fridge/freezer and contrasting work tops with stainless steel sink. The family bathroom offers a 3-piece suite with bath and electric shower over with glass screen with smart modern design tiles to the wet areas and flooring.

#### Accommodation Includes

Communal Lobby  
Stairs to first floor.

#### Entrance Hall

Lounge 3.84m x 3.71m (12'7" x 12'2" narrowing to 9'7")

Kitchen 2.54m x 1.78m (8'4" x 5'10")

Bedroom 1 3.84m x 2.90m (12'7" x 9'6" narrowing to 7'4")

Bedroom 2 2.92m x 1.80m (9'7" x 5'11")

#### Bathroom

Communal garden to rear.  
Car parking space.

#### Agents Notes:

Vendor advises long lease circa 119 years lease available.

Ground Rent £100 currently per year. Scheduled Review 2040.

Annual Service Charge quoted currently at £1516.00 paid yearly 12 months in advance.

To view this property call Sharman Quinney on:  
**01832 735589**

# Selling your property?

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

 01832 735589

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