



High Street, Desborough **Leasehold** £125,000

**Pattison
Lane**

Key Features

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- Two Bedroom Apartment
- Private Shared Carpark
- Centrally Located
- Easy Access To Main Road Links
- NO ONWARD CHAIN

Perfectly positioned in the heart of Desborough, this refined two-bedroom apartment offers a comprehensive array of local amenities quite literally on its doorstep.

The property is presented to the market with no onward chain, providing a seamless transition for the next owner. It is uniquely versatile, available with vacant possession for an owner-occupier or with the option of sitting tenants, making it an effortless "turn-key" addition to any investment portfolio.



Key Features

Prime Location: Central high street position offering immediate access to shops, cafes, and essential services.

Flexible Purchase: Available as a private residence or a high-yield investment opportunity.

External Amenities: The development is set within well-maintained communal lawned gardens, providing a touch of greenery in a central setting.

Parking: Residents benefit from a private shared car park located conveniently to the rear of the building.

The accommodation comprises:

ENTRANCE HALL

LOUNGE 9'11 x 14'11 (3.02m x 4.54m)

KITCHEN / BREAKFAST ROOM 9'5 x 14'11 (2.87m x 4.54m)

BEDROOM ONE 9'8 x 11'6 (2.94m x 3.50m)

BEDROOM TWO 7'10 x 9'7 (2.38m x 2.92m)

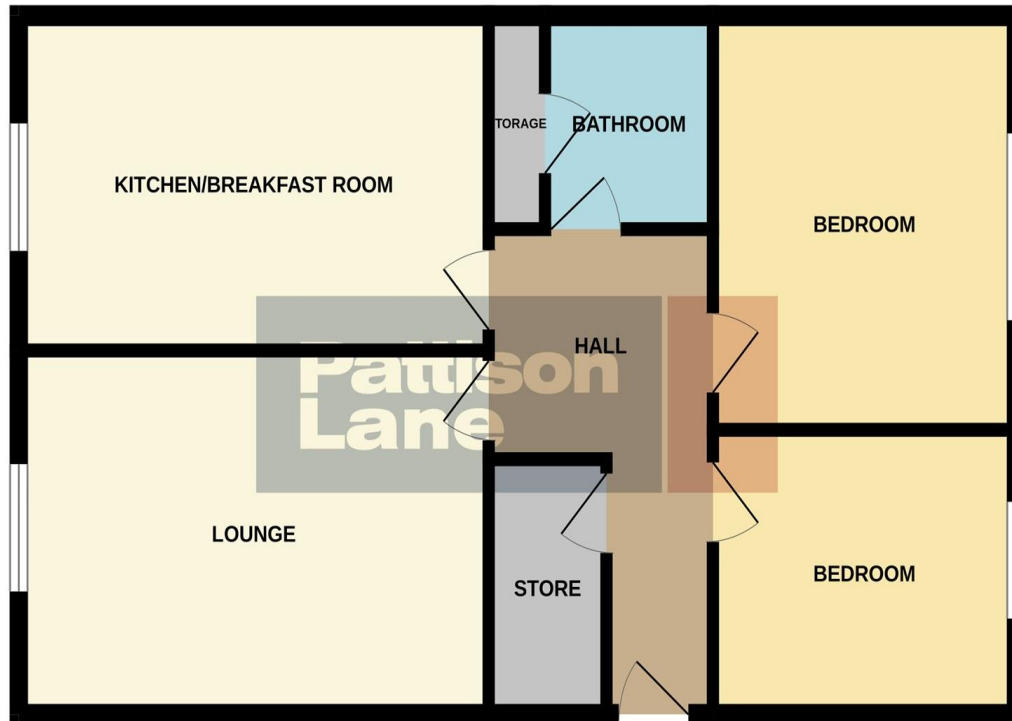
BATHROOM

OUTSIDE

PARKING TO THE REAR



GROUND FLOOR



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.
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AGENTS NOTE:

Length of Lease - 125 years from 17 September 1990

Annual Ground Rent - £10.00

Service Charge including buildings insurance - £115.70 paid quarterly

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: DPL101657 - 0001

