



High Street, Desborough **Leasehold** £90,000

**Pattison
Lane**

Key Features

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- Ground Floor Flat
- Private Entrance
- One Double Sized Bedroom
- Spacious Kitchen
- Residential Parking

Situated in the heart of the vibrant town of Desborough, this ground-floor residence offers a perfect blend of privacy and convenience.

Boasting its own private entrance, the home opens into a bright and expansive open-plan living and dining area-ideal for both relaxing and entertaining. The layout features a well-appointed kitchen, a generous double bedroom, and an accessible wet room.

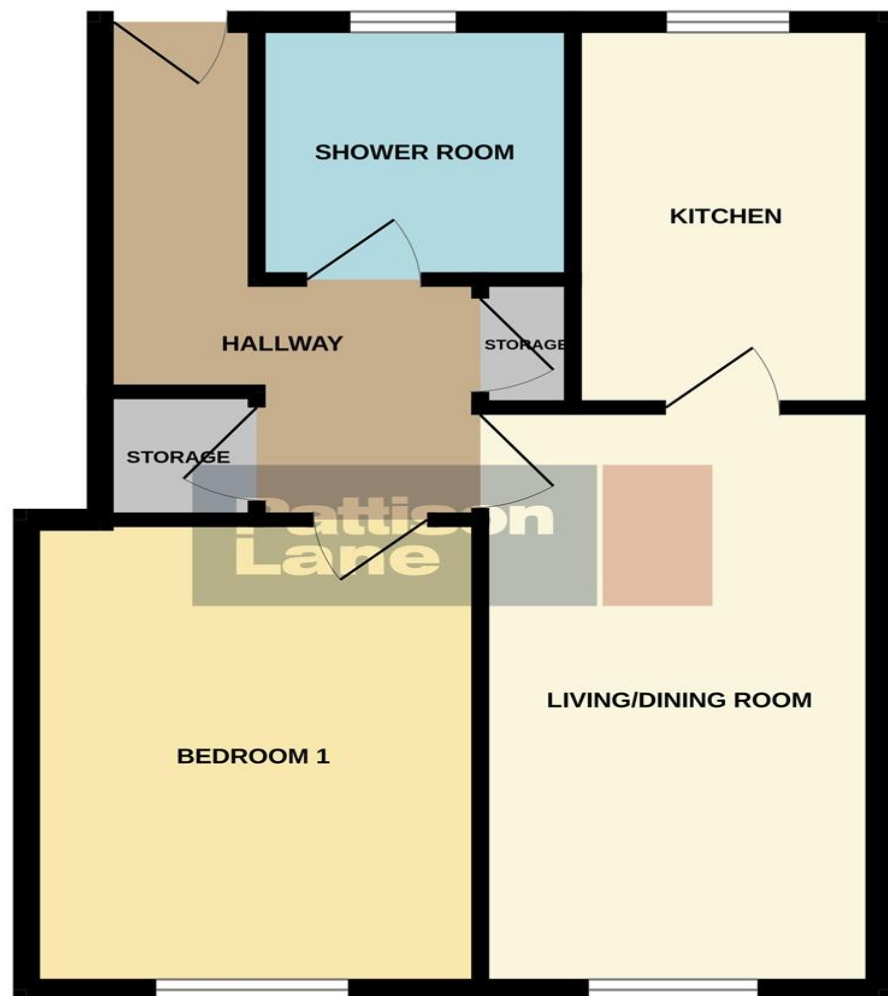
With an abundance of built-in storage and dedicated resident parking, this property is a standout choice for those seeking easy-access living within walking distance of local boutiques, traditional pubs, and excellent transport links.

Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:



GROUND FLOOR



ENTRANCE HALL

LIVING / DINING ROOM 15'7 x 9'8 (3.30m x 2.94m)

KITCHEN 10'8 x 7'1 (3.25m x 2.15m)

BEDROOM 12'7 x 10'7 (3.83m x 3.22m)

SHOWER ROOM

OUTSIDE

Resident Parking

AGENTS NOTE:

Length of lease -100 years and 228 days from and including 2 February 2015

Annual Grund Rent - £10

Annual Service Charge - The vendor advises circa £800.00 To be confirmed.

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

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 SCAN ME



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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: DPL101496 - 0001

