



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

**Sharman  
Quinney**

# Key Features



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 Living 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 Living room 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

Living Room 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.

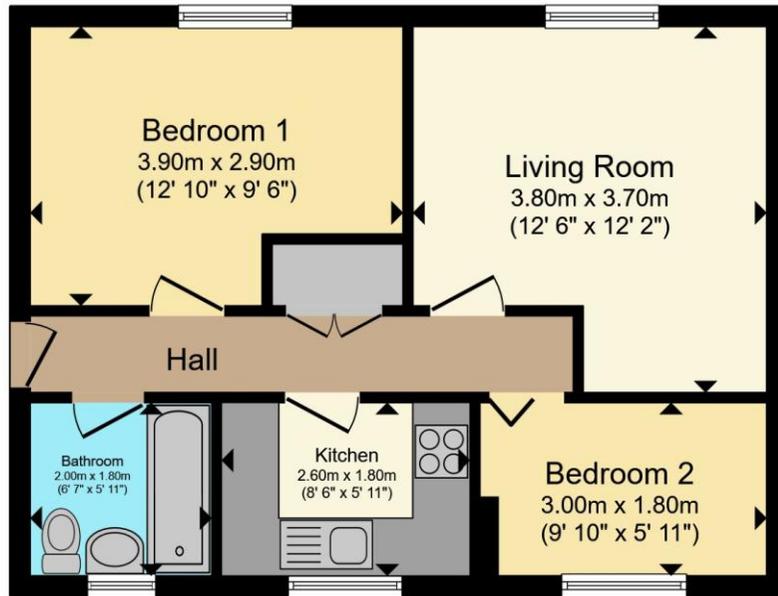
#### Agents Notes:

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.





**Floor Plan**

Total floor area 43.9 m<sup>2</sup> (472 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](http://www.propertybox.io)



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