

High Street, Woodford

£200,000 **Leasehold**

Sharman Quinney

Key Features

2 1 D B

999 Years remaining as of 01 Jan 2004
£Ask Agent Ground Rent pcm
Review due: Ask Agent
£Ask Agent Service Charge pcm
Review due: Ask Agent

- Impressive Living Space - 100 sqm/1076 sq.ft approx.
- THREE-Bedroom MAISONETTE Ground Floor
- Popular Village location - No Onward Chain
- Spacious Accommodation Lounge /Diner
- Character Period Building - Council tax band B

We are excited to offer this rarely available near 1100 sq ft independently entranced ground floor flat in the charming village of Woodford.
The vast range of accommodation includes Large Entrance Hall with double timber main entrance doors, an impressive 7.5-Meter-Long Lounge/Diner with picture window and ceiling lantern. An ample Kitchen/Breakfast Room with fitted cabinetry and window and door to the small courtyard, utility area ahead of bedroom three/ reception two oversize single bedroom large enough to accommodate a double bed, and three-piece bathroom with shower over bath. Two further Generously proportioned Double Bedrooms of which the principal bedroom benefits from built in wardrobes,







The home features character touches including double timber main entrance doors, framed, ledged and braced internals doors with black hinge detailing, skylight finished lounge/diner and a range of quality tile flooring throughout. Externally the property has a charming Victorian arts and crafts themed character whilst benefitting from a small secluded private courtyard.

EPC: D | Council Tax Band: B. All mains Services are connected.

Outside
Whilst there is no allocated parking, on street parking and parking to the gravelled area opposite is often available on a first come first served basis.

Rear courtyard - A small courtyard space - suitable for drying washing

About Woodford
The popular village of Woodford enjoys the best of village life with open green spaces near-by, and pleasant walks near the river, pubs and a local village convenience store and schooling.

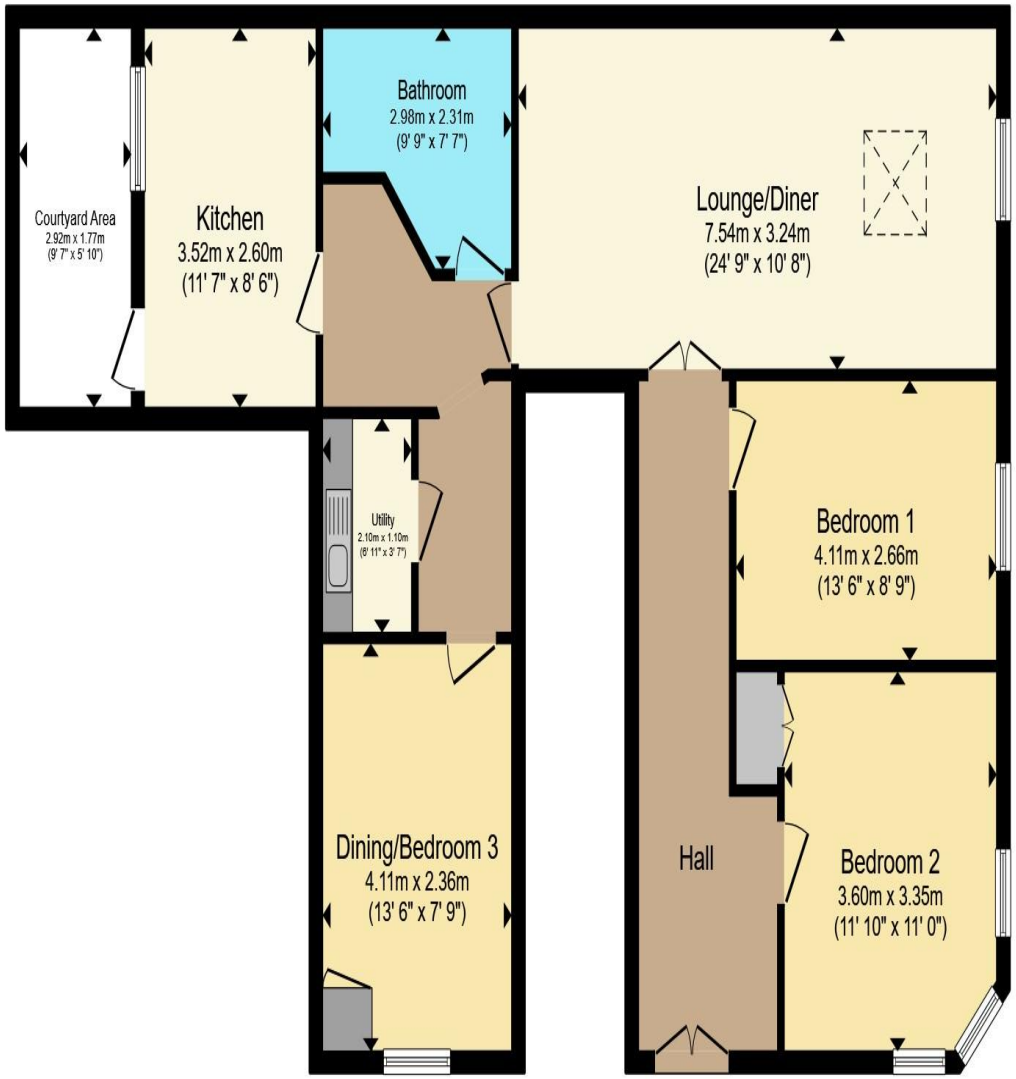
Further shopping and amenities are available in the nearby market town of Thrapston which is approximately 3 miles away or a 5 minutes' drive. Offering a high street and supermarkets, further shops, pubs, restaurants, schools, dentist and doctors. With excellent road-links to A45/A14 and rail links to London via Wellingborough and Kettering with journeys from either station to Kings Cross/ St Pancras in around an hour.
Agents Note: The leasehold term is 999 years from inception. We understand there are No Ground Rent/Service Charges Currently Scheduled for the property. Courtyard Patio Garden

All main services are connected.

Agents Notes:







Ground Floor

Total floor area 100.0 m² (1,077 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

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The lease was granted for 999 years from the 1 January 2004, so there are around 977 years remaining. We are advised by the solicitor that dealt with the last sale approximately 3 years ago, that the new owner would be responsible for insuring the entire building including the upper flat and then they would pay 50%. Please see above re the comments over maintenance. The lease confirms a yearly fee change be charged and essentially both flats would contribute 50%. Albeit it is believed this was being done ad-hoc basis.

Agents Notes: 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 Sharman Quinney on: **01832 735589**

Selling your property?

Contact us to arrange a FREE home valuation.

01832 735589

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SCAN ME



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The Property Ombudsman