

Park Street, Kings Cliffe

£150,000 Guide Price **Leasehold**

Sharman Quinney

Key Features

2 1 D A

Ask Agent Years remaining as of Ask Agent
£10.00 Ground Rent pcm
Review due: Ask Agent
£115.00 Service Charge pcm
Review due: Ask Agent

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- PEPPER CORN RENT
- 170 YEAR LEASE

Situated in a highly sought-after location on the edge of the village, this well-presented two-bedroom ground floor apartment offers an excellent blend of space, practicality, and outdoor living. Approaching the property, you are immediately welcomed by a generous front garden, creating an attractive and peaceful setting





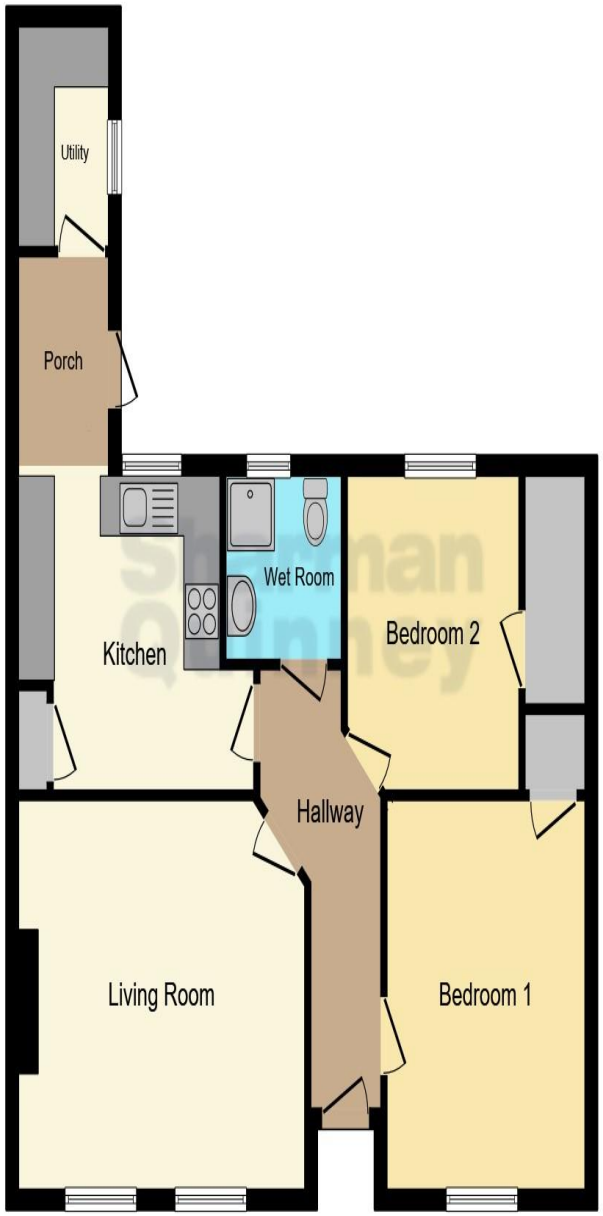


before entering the home. The accommodation begins with a central hallway, leading to a bright front-facing lounge featuring two windows that overlook the garden, allowing for plenty of natural light throughout the day. Both bedrooms are comfortable doubles, each benefitting from built-in wardrobes, providing ample storage. Positioned conveniently nearby is a wet room, designed for easy access and functionality. The kitchen is of a good size and includes a useful pantry. It flows seamlessly through to a porch area with direct access to the rear garden, and further on to a separate utility area, adding practicality and additional storage space.
Externally, the property truly shines. The rear garden is particularly generous for a home of this type, predominantly laid to lawn and enhanced by a selection of fruit trees - ideal for those who enjoy outdoor space or gardening. To complete the package, the apartment also benefits from a garage located to the rear, offering valuable parking or further storage. The property further benefits from an extended lease with 170 years remaining, and a peppercorn ground rent, providing added long-term security and minimal ongoing costs.

Lounge (15' 9" x 12' 9") 4.84m x 3.93m
Kitchen/Dining area (11' 4" x 9' 9") 3.47m x 3.01m
Utility room (6' 8" x 5' 3") 2.07m x 1.61m
Boot room (7' 1" x 5' 2") 2.16m x 1.58m
Bedroom one (13' 0" x 10' 7") 3.96m x 3.26m







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.focalagent.com

Bedroom two (9' 4" x 9' 9") 2.86m x 3.01m

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

To view this property call Sharman Quinney on: **01832 274567**

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The Property Ombudsman