

Grove Road, Thrapston Kettering

Guide Price £80,000 **Leasehold**

Sharman Quinney

Key Features

2 1 C A

125 Years remaining as of 16 Nov 2020
£100.00 Ground Rent pa
Review due: Ask Agent
£1516.00 Service Charge pa
Review due: Ask Agent

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Rarely available 2 double bedroom - First Floor Two Bedrooms
- Situated in an established location close to amenities

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









Floor Plan

Total floor area 43.9 m² (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

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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.

To view this property call Sharman Quinney on: **01832 735589**

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01832 735589

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