



**9 Grove Road, Thrapston
Northamptonshire NN14 4JX
£135,000 Leasehold**

Offered for sale with no onward chain is this delightful, first floor, two bedroom apartment, with a rear view from the kitchen overlooking the local bowling green/club. An ideal purchase for first time buyers, as a buy to let investment or indeed bolt-hole. Thrapston is an ever popular Market Town location, just off the A14. Please contact ourselves for further information and to arrange an early viewing. (Floorplan coming soon).

- For sale with no onward chain
- Ideal purchase for a first time buyer
- Just off the A14
- Energy Efficiency Rating - C77
- A delightful, first floor apartment
- Ideal buy to let investment or indeed bolt-hole
- Viewing advised
- Two bedrooms
- Ever popular Market Town
- Allocated parking space



Location

Situated on the corner of Grove Road and Market Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - C77

Certificate number - 2498-7090-6214-7136-6944

Council Tax Band

A

Leasehold Information

This property is Leasehold. We are advised by our Vendor client the property has approximately 120 years remaining on the Lease.

Ground Rent

We are advised that the ground rent is £100.00 per annum.

The cost of the Ground Rent is due to be reviewed again in - TBC.

Service & Maintenance Charges

We are advised that the service charges are £1,516.00 per annum, to include the buildings insurance.

The cost of the Service Charges are due to be reviewed again in - TBC.

All of this information regarding the lease, ground rent, service & maintenance charges will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

Accommodation

Ground Floor

Communal entrance.

First Floor

Door to number 9.

Entrance Hall

Loft access.

Living Room 12'7" x 12'2" maximum (3.84m x 3.71m maximum)

An L-shaped room.

Kitchen 8'3" x 5'10" (2.54m x 1.78m)

Space and plumbing for washing machine. Space for other appliances.

Bedroom One 12'7" x 9'6" maximum (3.84m x 2.90m maximum)

Bedroom Two 9'6" x 5'10" (2.92m x 1.80m)

Outside

One designated off-road parking space.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





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