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The Roundel, Overstone Park, Overstone, Northampton, NN6 0FF

£170,000 Studio

3 1 1



**Platinum Trusted
Service Award**
Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Leasehold



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Property Summary

Offered for sale with no onward chain is this three bedroom Scandinavian style lodge on the popular Overstone Golf Park. Within close proximity to the clubhouse and all of its amenities, the lodge has been maintained by its current owners and includes two golf memberships and four leisure membership

Features & Utilities

- ✓ Three Bedroom Lodge
- ✓ No Onward Chain
- ✓ Immaculately Presented
- ✓ Two Parking Spaces
- ✓ All Year Round Home
- ✓ Leisure Memberships Included

Property Overview

Offered for sale with no onward chain is this three bedroom Scandinavian style lodge on the popular Overstone Golf Park and is conveniently located within close proximity to the clubhouse and all of its amenities. The property is one of 115 lodges, which can only be purchased as a second home and are offered for sale to cash purchasers. The lodge has been well maintained by its current owners and will include two golf memberships and four leisure memberships. In brief the accommodation comprises entrance hall, downstairs shower room, lounge/dining room and contemporary kitchen with integrated appliances. From the first floor landing are two double bedrooms and bedroom three which is currently being used as a dressing room and a refitted bathroom. The property is double glazed and has electric heating throughout. The park is well known for its golf course and residents can also enjoy the restaurant and bar, sports bar, gym, indoor swimming pool, beauty salon, croquet green, tennis courts and lake, with the added benefit of 24 hour security and communal maintenance. EPC Rating: D. Council Tax Band: D.

ENTRANCE HALL

Double glazed entrance door. Electric heater. Staircase rising to first floor landing.

SHOWER ROOM

Vanity wash hand basin with mixer tap over, low level WC and shower cubicle with wall mounted shower. Tiling splash back areas.

LOUNGE 5.59m x 4.62m (18'4 x 15'2)

Double glazed sliding doors overlooking forest area. Understairs cupboard. Electric heater. Door to:

KITCHEN 3.20m x 2.18m (10'6 x 7'2)

Leaded light double glazed barn door to front garden. Fitted with a range of wall and base units with work surfaces over. Integrated appliances to fridge/freezer, induction hob with extractor hood over, microwave, oven, washing machine and dishwasher. One and a half bowl sink unit with mixer tap. Complimentary tiling to splash back areas. Tiled floor.

FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Doors to:

BEDROOM ONE 2.79m x 3.89m (9'2 x 12'9)

Double glazed window to rear elevation. Electric heater.

BEDROOM TWO 3.23m x 2.24m (10'7 x 7'4)

Double glazed window to front elevation. Electric heater.

BEDROOM THREE 3.22m x 1.68m (10'7 x 5'6)

Double glazed window to front elevation. Electric heater. Built in wardrobe. Built in storage and vanity area.

BATHROOM 2.59m x 1.63m (8'6 x 5'4)

Three piece suite comprising walk in bath with wall mounted shower over, low level WC and stylish vanity oval wash hand basin with mixer tap on a wooden work surface. Electric heated towel rail. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Lawned area. Paved pathway and patio area with access to front door. Two allocated parking spaces.

REAR GARDEN

Patio area accessed via sliding door with views over forest area. The garden enjoys extra grassed area to rear.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Not Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Electric

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £2041.00

Review Date – 1.7.24 – 30/6/25

Ground Rent: £2774.00 pa

Length of Lease: 999 year lease from 1990

This information would need to be verified by your chosen legal representative.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

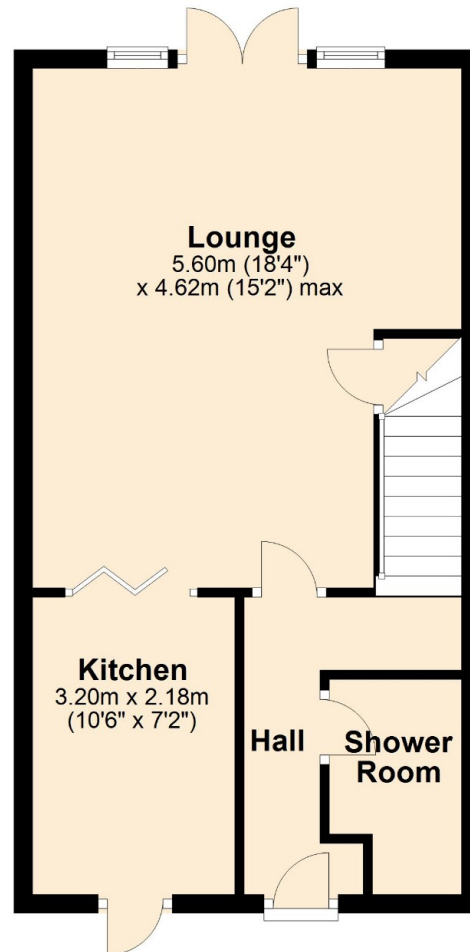
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or

otherwise to this property.

Floorplan

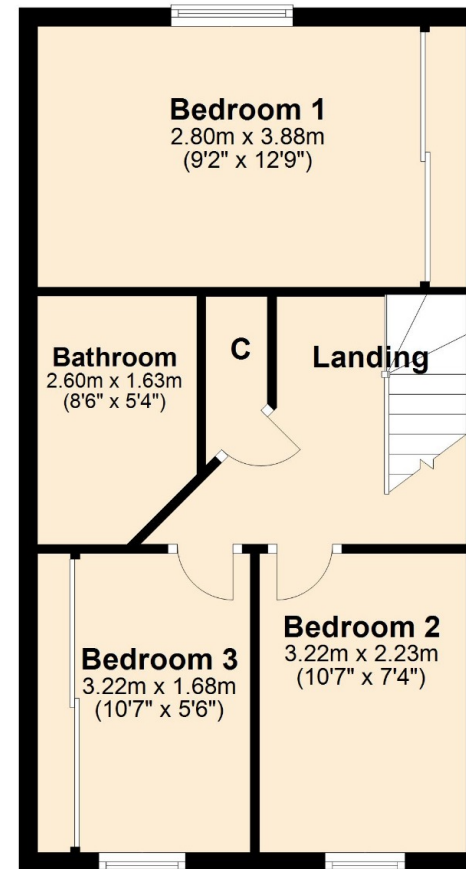
Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 82.1 sq. metres (884.1 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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