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# The Roundel, Overstone, NN6 OFF

£215,000 Terraced

3 2 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 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.

## Features & Utilities

- ✓ Immaculately Presented
- ✓ Two Parking Spaces
- ✓ Three Bedrooms
- ✓ Downstairs Shower
- ✓ Golf & Gym Pass
- ✓ Perfect All Year Round Holiday Home



## Property Overview

Offered for sale 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 can only be purchased as a second home. The lodge has been well maintained and improved by its current owner. 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: TBC. Council Tax Band: D

### HALL

uPVC double glazed entrance door. Staircase rising to first floor landing. Storage heater. Doors to:

### SHOWER ROOM

Heated towel rail. Sink and vanity unit and shower. Tiled floor. Tiled walls.

### KITCHEN 3.20m x 2.21m (10'5" x 7'3")

uPVC double glazed window to front elevation. A range of wall and base units. Integrated under-counter fridge/freezer, induction hob and electric oven. Sink with mixer tap.

### LOUNGE/DINING ROOM 5.54m x 4.67m (18'2" x 15'3")

uPVC French doors to rear elevation. Storage heater. Wall mounted electric fire. Under-stairs cupboard.

### FIRST FLOOR LANDING

Velux window. Storage cupboard. Doors to:

### BEDROOM ONE 2.84m x 4.68m (9'3" x 15'4")

uPVC double glazed window to rear elevation. Electric heater.

### **BEDROOM TWO 3.29m x 2.30m (10'9" x 7'6")**

uPVC double glazed window to front elevation. Electric heater.

### **BEDROOM THREE 3.30m x 2.22m (10'9" x 7'3")**

uPVC double glazed window to front elevation. Electric heater.

### **BATHROOM**

Velux window. Suite comprising freestanding roll top bath, WC and sink.

### **OUTSIDE**

#### **FRONT GARDEN**

Two off road parking spaces and then grass either side of pathway leading to the front door.

#### **REAR GARDEN**

Block paved and open rear garden. Grass area and then trees as a boundary.

### **DRAFT DETAILS**

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

### **AGENTS NOTE**

We have been advised of the following: -Service Charge – £3057.63 pa (includes water bill) Review Date – July – July Ground Rent: £2897.78 pa Length of Lease: 999 year lease from 1993 This information would need to be verified by your chosen legal representative.

### **MATERIAL INFORMATION**

Type – Terraced

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent



Service Charge – Ask Agent  
Council Tax – Band D  
EPC Rating – Ask Agent  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Electric Heating  
Parking – Residents, Communal  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way  
Rights and Easements – Ask Agent

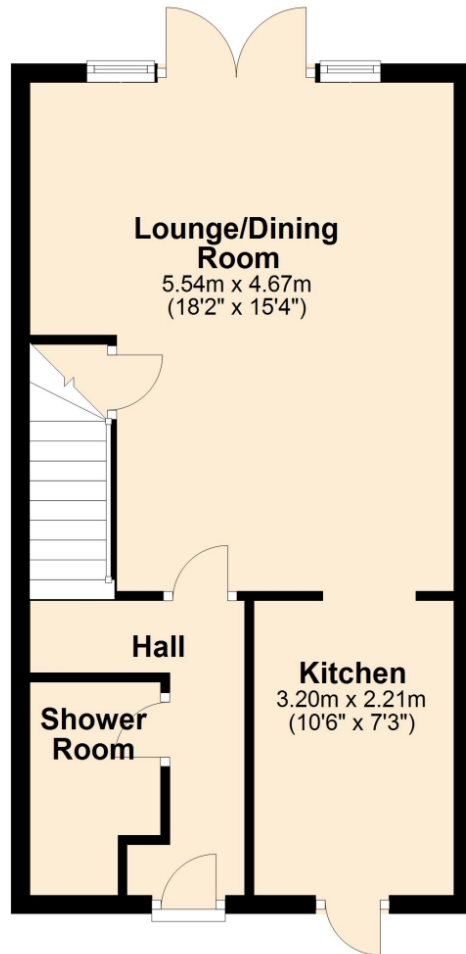
### AGENTS NOTES

i Viewings by appointment only through us 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

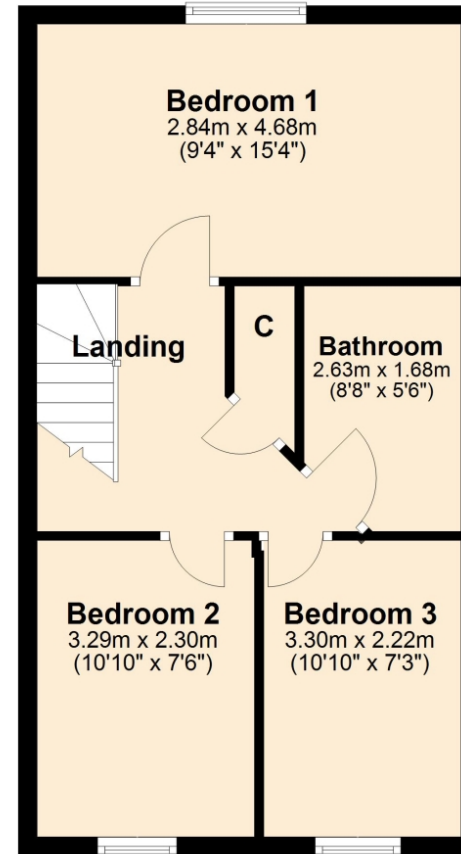
## Ground Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



## First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 83.0 sq. metres (893.4 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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