



### 3 bed lodge to buy in NN6

Overstone Park, Overstone, Northampton,  
Northamptonshire, NN6 0FF

**£150,000** Starting Bid

 x 3  x 2  x 1

Tenure

**Leasehold**

Residents parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Immaculately Presented
- ✓ Three Bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

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.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 963

Annual Ground Rent Amount: £2,897.00

Annual Service Charge Amount: £3,057.00

Price: Starting Bid £150,000

Property Type: Lodge

Parking: Residents, Communal

Construction materials: Timber frame

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## HALL

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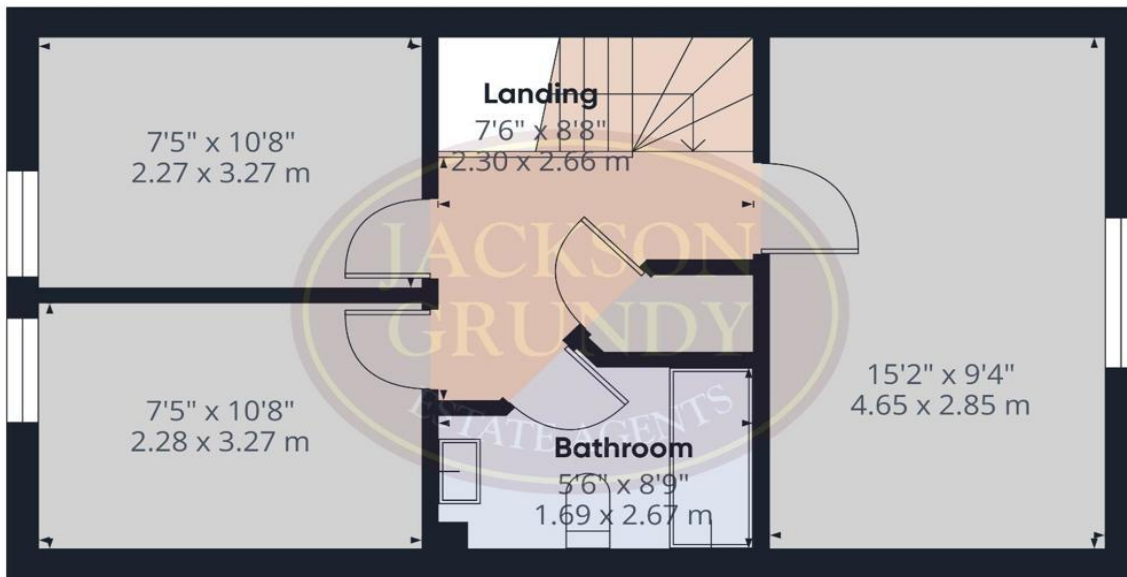
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Approximate total area<sup>(1)</sup>  
 401 ft<sup>2</sup>  
 37.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Overstone Park, Overstone, Northampton, Northamptonshire, NN6 0FF

Contact your local branch today for more information on this property:

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