



Ironwood Avenue, Desborough **Leasehold** £135,000 O.I.E.O.

**Pattison
Lane**

Key Features

 2  2  B  B

- Two Bedroom Apartment
- Beautifully Presented Throughout
- Off Road Parking
- Communal Garden
- En Suite To Master Bedroom

A beautifully presented two bedroom first floor apartment with highlights to include off road parking, a communal garden, en suite to master bedroom and a separate bathroom. Viewing is highly recommended.



ENTRANCE

Reached via communal hall. Storage cupboard.

ENTRANCE HALL

Doors to bedrooms, bathroom and lounge / dining room.

LOUNGE / DINING ROOM 19'11 max x 13'2 max
(6.07m x 4.01m)

Windows to front aspect. Doorway to kitchen.

KITCHEN 13'2 x 5'10 (4.01m x 1.77m)

Fitted with a range of high gloss modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Integrated oven. Inset hob with extractor over. Further integrated appliances to include an eye level microwave, and a fridge / freezer, a dishwasher and washing machine. Under unit down lighting. Window to rear aspect.

BEDROOM ONE 11'3 max x 10'3 max (3.42m x 3.12m)

Window to rear aspect. Fitted wardrobe.

EN SUITE

Suite comprising a shower enclosure, wash hand basin and WC.





Illustration Purposes Only

BEDROOM TWO (Irregular Shaped Room)
Window to front aspect.

BATHROOM

Suite comprising a panelled bath, wash hand basin and WC.

OUTSIDE

Allocated parking space to the rear.

AGENTS NOTE

Communal garden to the rear.

Term of Lease - 1 January 2004 to 31 December 2102

Annual Service Charge - £2131.92

Annual Ground Rent - £250.00

To view this property call Pattison Lane on:
01536 430527

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 430527

 42 Station Road, Desborough, KETTERING, Northamptonshire, NN14 2RL

 desborough@pattisonlane.co.uk

 www.pattisonlane.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: DPL101141 - 0001

