

Thistle Drive, Desborough NN14 2JL



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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PRICE  
£145,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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# Thistle Drive, Desborough NN14 2JL

PRICE £145,000 LEASEHOLD

**\*\* IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** Offered with NO CHAIN is this good sized TWO bedroom First Floor LEASEHOLD apartment forming part of the ever-popular Grange estate on the Market Harborough side of the Town. The apartment is gas central heated and double glazed and boasts secure ground floor access via an intercom system with stairway to No.6. The overall accommodation comprises Inner hall to all rooms, larger than average (for the property type) Lounge/Dining room, kitchen with built in cooking facilities and Washer/dryer. Two double size bedrooms and Bathroom with shower over. Communal car park with one allocated parking space. The property has been well cared for and therefore an internal viewing is recommended

Apartment Energy efficiency Rating 81B and floor area approx. 65 sq. m( 699 sq.ft). Leasehold with £0PA (Peppercorn) Ground Rent & the Service Charges at £1488.00 per annum (£124 per month). Approximately 104 years remain on the current lease.

## ENTRANCE HALL

Private Entrance Hall accessed by Communal Hall and stairs in building. Storage cupboard and doors to all accommodation.

## LOUNGE/DINING ROOM

19'1" x 10'11" max (5.82m x 3.35m max )  
Open plan living space with ample room for Lounge furniture and a dining table and chairs next to Kitchen Area. Double doors open onto balcony, three double glazed windows to front and side aspects. Two radiators.

## KITCHEN

8'11" x 8'0" (2.72m x 2.44m )  
Fitted Kitchen with Integrated electric oven with gas hob and stainless steel cooker hood, plumbing and space for a washing machine, space for a fridge-freezer, one and a half bowl sink-drainer unit and a double glazed window to rear aspect

## BATHROOM

Part-tiled bathroom with a double glazed window to rear elevation. Bath with shower attachment and shower screen, wash basin, WC, radiator and wood-effect lino flooring.

## BEDROOM ONE

8'7" max x 15'10" max (2.62m max x 4.83m max)  
Double doors open onto balcony, built-in wardrobe, TV point and a radiator.

## BEDROOM TWO

12'2" x 6'9" (3.71m x 2.06m )  
Double room with double glazed window to front elevation and a radiator.

## PARKING

Communal car park with allocated parking space.



call to view 01536 418100

