



3 bed lodge to buy in NN6

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

£150,000 Starting Bid

x3 x2 x1

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

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

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

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

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

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.

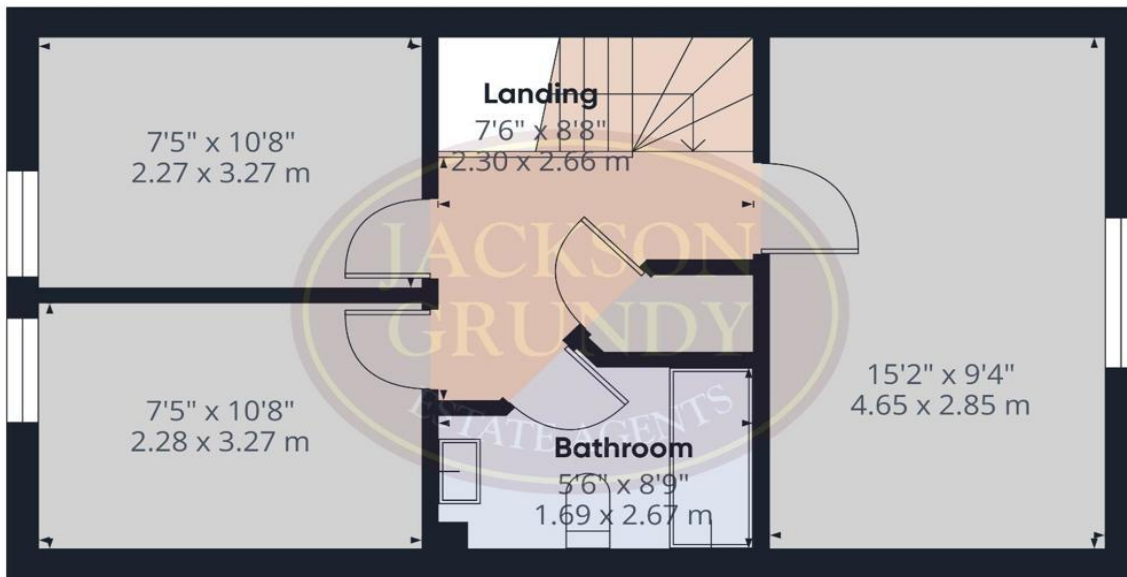
OUTSIDE

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.



Approximate total area⁽¹⁾
 401 ft²
 37.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360



Floor 1

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

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

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

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

