



## Castle Court, Chancery Lane, Thrapston

### Price: Leasehold £190,000 offers over

- 'Independent retirement living' two double bedroom first floor apartment
- Centrally located and close to Thrapston High Street
- Residents lounge
- Allocated Parking Space
- Offered with no onward chain
- Kitchen with built in appliances including fridge/freezer, hob, oven & washing machine

EPC Rating: B



Sharman Quinney are privileged to offer for sale this luxury first floor 'Independent Retirement Living' apartment. Located in the heart of Thrapston where the High Street, with its many local shops and amenities, can be found just minutes away, pleasant countryside walks are also close at hand.

The development was completed in the last few years and has been finished to a high standard with a secure intercom system, lifts, parking and a stylish well laid out residents lounge.

Outside there is a communal garden and parking. In the valuer's opinion this truly is an immaculate apartment that should be seen to fully appreciate the lifestyle and setting.

Room List:

Entrance Hall

Lounge - 14' 5" plus balcony door recess x 9' 10" (4.39m x 3.00m)

Kitchen - 11' 2" x 8' 2" (3.40m x 2.49m)

Bedroom 1 - 12' 2" excluding fitted wardrobes x 9' 2" maximum (3.71m x 2.79m)

Bedroom 2 - 10' 2" x 7' 3" maximum (3.10m x 2.21m)

Shower Room



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Jul 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.**

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: THR102579 - 0013

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.