



Sidings Close, Thrapston Kettering  
**£74,000 Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 01 Apr 2016  
£0 Ground Rent pcm  
Review due: Ask Agent  
£382.01 Service Charge pa  
Review due: Ask Agent

- Mid Terrace Modern Home -Two Double Bedrooms
- 40% Share shared ownership with housing association
- No Onward Chain
- Ideal Starter Home
- Ground floor cloaks/w.c. and fitted kitchen

In brief the property is arranged over two floors and comprises: - Hallway, cloakroom/w.c, lounge, /diner, fitted kitchen incorporating with some fitted appliances including fridge freezer, oven, stainless steel hob and space for washing machine. The first floor offers two bedrooms and a family three-piece bathroom, with bath and a shower over.



## Outside

Rear: - The rear garden is enclosed with timber fencing, patio area set immediately to the rear of the property with gated access to the rear providing access toward the dedicated numbered parking bays.

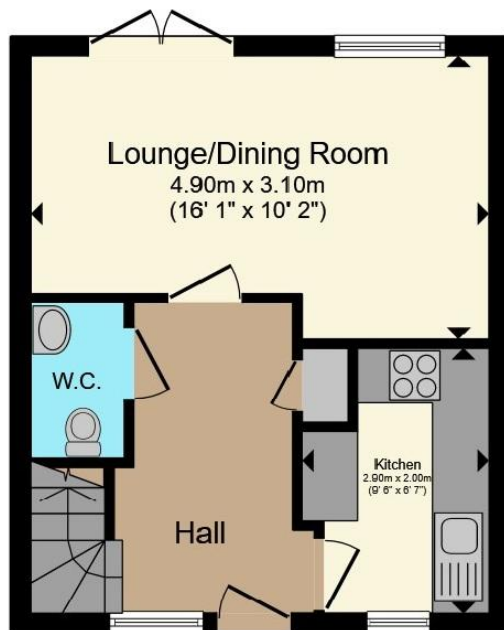
## Agents Note

The Current share is offered at 40% of the leasehold value. We understand that subject to the terms of the share ownership partner, it would be possible to purchase a greater share during a period of ownership subject to a qualifying period - this is referred to as staircasing to increase the share ownership, with is also reflected in a reduced rent contribution.

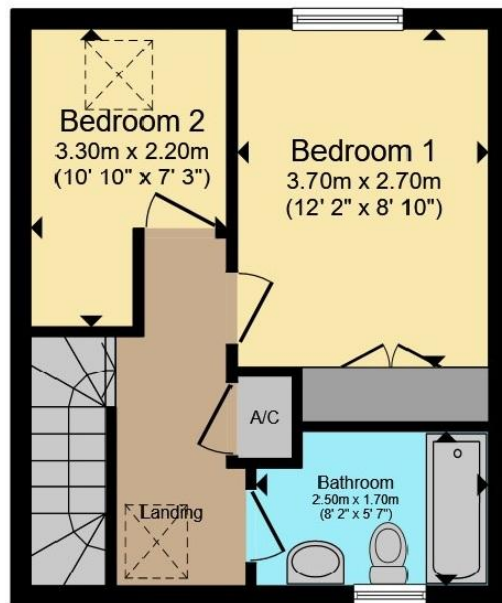
The rent balance on the 60% share owned by the housing association Orbit Homes is payable monthly to Orbit homes at £382.01 per calendar month.

We are advised by the owner the lease is 125 years from 2016 (115 years approx. remaining)





**Ground Floor**



**First Floor**

Total floor area 59.8 m<sup>2</sup> (643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01832 735589**

# Selling your property?

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

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire, NN14 4JH

 thrapston@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.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: :THR103799 - 0001