



EDWARD KNIGHT
ESTATE AGENTS

£200,000 Leasehold



**54 Crescent Lodge, Overstone,
Northampton NN6 0SR**


PROPERTY DESCRIPTION

Edward Knight Estate Agents are delighted to offer for sale this immaculately presented two bedroom Scandinavian style lodge. The property is one of 115 lodges, which can only be purchased as a second home and are offered for sale to cash buyers. The lodge includes 2 golf memberships and 4 leisure memberships. The accommodation comprises entrance hall, downstairs shower room, lounge/diner and kitchen. First floor landing to two double bedrooms and the bathroom. The property further benefits double glazed and electric heating throughout. Overstone Park Resort & Golf Club, a Scandinavian-style village with tennis, gymnasium, hotel and conferencing facilities plus an 18 hole par 72 golf course. The park is well known for it's extremely well kept golf course, which is a popular venue for competitions and individual. There is a Golf Shop, Restaurant, a Sports Bar, Gym, Indoor Swimming Pool and a Beauty Salon. A varied timetable of classes runs in the studio and gym where fitness instructors are on hand to advise. The croquet green, tennis courts and lake are also accessible to residents.

FEATURES

- Two Bedroom Lodge
- Second Home Purchase
- Immaculately Presented Throughout
- Two Shower Rooms
- Golf, Gym & Leisure Membership Included
- Off Road Parking
- Council Tax Band - D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(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 	



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entry via Upvc double glazed door. Electric heater. Stairs leading to the first floor. Doors into:

Shower Room

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Enclosed shower cubicle.

Lounge/Diner

18' 6" x 15' 3" (5.64m x 4.65m) Upvc double glazed French doors leading to the rear aspect. Large storage cupboard. Electric heaters.

Kitchen

10' 9" x 7' 2" (3.28m x 2.18m)

First Floor

Landing

Storage cupboard. Doors into:

Bedroom One

15' 3" x 10' 9" (4.65m x 3.28m) Two double glazed windows to the front aspect. Built in wardrobes. Electric heater.

Bedroom Two

15' 3" x 9' 4" (4.65m x 2.84m) Double glazed window to the rear aspect. Built in wardrobes. Electric heater.

Shower Room

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Walk in shower. Heated towel rail.

Externally

Front Garden

Gravel driveway for one allocated parking space.

Rear Garden

Patio area accessed via French doors with views over large communal lawn.

Notes

Ground rent: £2686.22 per annum

Service charge: £1955.06 per annum.

Water rates included in the service charge.

967 years remaining on lease.

Please note, all buyers need to be second home owners and cash buyers.

This information would need to be verified by your chosen legal representative.

FLOORPLAN

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

