

Daventry

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**77 Farnborough Drive, Daventry  
Northamptonshire NN11 8AL**

**£135,000**

\*\*\* Well presented two bedroom apartment located on the popular Middlemore development to the North of Daventry \*\*\* Benefits from a modern fitted kitchen \*\*\* Spacious living area \*\*\* UPVC double glazing & gas central heating \*\*\* Allocated parking \*\*\* Viewing is advised

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Leasehold, 135 years remaining.



Entrance Hall - Gas central heated radiator, double glazed window, storage cupboard and doors to:

Lounge/Diner - 3.45m x 4.55m (11'4" x 14'11") - a good sized lounge/diner with Juliette balcony to front of block, gas central heated radiator and arch leading to the kitchen.

Kitchen - Fitted with a range of wall and base units, sink with tap over, oven hob and extractor. Double glazed window.

Bedroom One - 2.93m x 4.15m (9'7" x 13'7") - Double glazed door with Juliet balcony and a gas central heated radiator.

Bedroom Two - 2.42m x 3.50m (7'11" x 11'6") - Double glazed window and a gas central heated radiator.

Bathroom - Bathroom with shower over, wash hand basin, W/C, double glazed window and a gas central heated radiator.

Outside - There is an allocated parking space

Sevice charge is £115.11 per month  
Ground rent £75 every six months



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
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The UK's number one property website

Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.