

Daventry

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stonhills.co.uk



**25 Warwick Street, Daventry
Northamptonshire NN11 4AJ**

£115,000

*** ONE Bedroom Property *** Modern open plan living space *** Situated close to the town centre *** Ideal first time buy or investment ***
Double glazing *** Gas to radiator heating ***



Access to the property is gained via a timber door into the entrance hall -

ENTRANCE HALL

Single panel radiator. Doors to the lounge/kitchen, bedroom bedroom and shower room. Access to roof space.

LOUNGE/KITCHEN

13'6 x 12'2

Double glazed window to front aspect. Radiator. Fitted in a range of modern wall and base mounted units with roll top work surfaces over. Single drainer sink with mixer tap over. Built in oven. ceramic hob and extractor fan. Integrated fridge/freezer and space which may be suitable for white goods. Inset ceiling spotlights.

BEDROOM

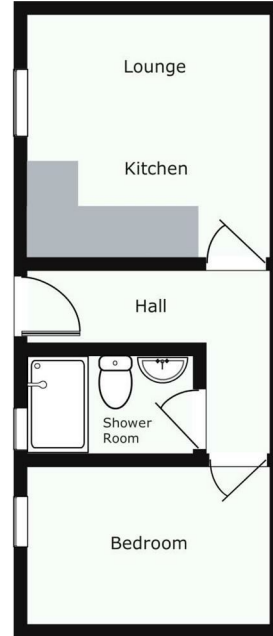
12'3 x 8'7

Double glazed window to front aspect. Radiator. Storage cupboard.

SHOWER ROOM

8'10 x 5'

Obscure double glazed window to front aspect. Heated towel rail. Tiled double shower cubicle. Low level WC. Pedestal wash hand basin. Electric shaver point.



*** PLEASE NOTE THE FOLLOWING ***

- * There is a PCC Builders Certificate
- * The property is leasehold
- * Leases was 125 years from approx 2019
- * £100 Ground rent per annum with a review at 25 years in line with RPI
- * SERVICE CHARGES - The budget for the flats and mews is approx £350 per annum

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.