

Daventry

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Offices also located in Northampton

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31 Boxgrove Way, Daventry
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£170,000



A Modern Two-Bedroom, Two-Bathroom Ground Floor Apartment in the Desirable 'Monksmoor' Development

Stonhills are delighted to offer this beautifully presented ground floor apartment, situated in a 'well-maintained block on the highly sought-after Monksmoor development in Daventry, just a short distance from the country park and local amenities.

The accommodation includes:

Communal entrance hall leading to the apartment

Welcoming entrance hall with two generous storage cupboards

Light and spacious open-plan living/dining room and kitchen, featuring French doors opening to a Juliet balcony and windows to three aspects, creating a bright and airy feel

Modern kitchen fitted with a range of built-in appliances

Master bedroom with en-suite shower room

Second double bedroom and a stylish family bathroom

Further benefits include gas radiator heating, UPVC double glazing, and a telephone entry system for added security. The property also comes with one allocated parking space, visitor parking, an allocated bin store, and a secure bike store accessible via resident key.

Additional Information:

EPC Rating: B

Lease remaining: 118 years approx

Council Tax: Band B - £151 per month

Ground Rent: £250 per year

Service Charges (block and estate): £169 per month

This is an ideal opportunity for first-time buyers, downsizers, or investors looking for a modern home in a prime location.

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.8 sq.m.) approx.

| 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.