

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

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**15 Wardens Lodge, Daventry
NN11 4WL**

Guide price £115,000



THE PROPERTY

A well presented larger than average one bedroom flat with an allocated parking space. The property is located in the centre of Daventry. Accommodation comprises entrance hall, lounge, kitchen, bedroom and bathroom. Outside there is allocated parking space and a communal garden.

ROOM DIMENSIONS

HALLWAY

LOUNGE 3.43m (11'3) x 4.44m (14'7)

KITCHEN 1.83m (6'0) x 2.87m (9'5)

BEDROOM 3.15m (10'4) x 3.56m (11'8)

BATHROOM 1.68m (5'6) x 1.96m (6'5)

Leasehold Details - 125 years from 1 January 1989, leaving 90 years remaining on the lease.

Ground Rent- £150 PA approx

Service Charge- £828 PA approx

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		



Total Area: 43.2 m² ... 465 ft²



Zoopla.co.uk

NATIONAL ASSOCIATION
NAEA
ESTATE AGENTS

Ombudsman
www.oea.co.uk

rightmove.co.uk
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.