



**5 Lacock House, Daventry  
Northamptonshire NN11 8AF**

**£142,500**



A spacious two bedroom first floor flat comprising of entrance hallway with front door security intercom. Large open plan living/dining area, modern fitted kitchen with electric oven, gas hob, washer/dryer and cooker hood.

Master double bedroom with fitted wardrobes, second large single bedroom with built in wardrobe and RE-FITTED SHOWER ROOM. Outside there is an allocated parking space for one car.

Entrance Hall - Large entrance hallway with a storage cupboard and airing cupboard.

Open plan family room/kitchen - 23'6 x 17'7 max

Lounge/Diner - Spacious lounge/diner with two windows and two radiators.

Kitchen - Modern fitted kitchen with built in electric oven, gas hob, cooker hood and washer dryer.

Master Bedroom - 7'10" x 10'7" Fitted wardrobes, window and radiator.

Bedroom 2 - 8'9" x 10'0" Second large single bedroom with window and radiator underneath.

Shower room. With shower over the bath, Hand basin, toilet and towel rail.



#### AGENTS NOTES

Ground rent/service charge approx £66.45pcm

Lease 125 years from 2004

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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