

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



19 Riverside Drive, Northampton

NN7 4RT

£165,000



**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE - OFFERED WITH NO ONWARD CHAIN\*\*** An excellent opportunity to acquire this rarely available ground floor apartment situated in a no through road in the popular village of Weedon with a good range of local amenities and its canal links. The property overlooks allotments and the Royal Ordnance Depot. It also benefits from double glazing, key fob security entry, entrance hall, sitting room, kitchen/diner, two double bedroom and a shower room. Viewing highly recommended. Council Tax Band: A

**LOCAL AREA INFORMATION**

Weedon Bec, more commonly known just as Weedon, along with Lower Weedon and Upper Weedon, were once three distinct villages but have now merged to form one large village. Lying close to the source of the River Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and amenities with the village church of St Peter and St Paul sitting at the south of the village overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A former Napoleonic War era Military Ordnance Depot also sits next to the canal and remains in use today for storage and light industry. A number of pubs, cafes and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include pre and primary schools, doctor's surgery, dentist, sports clubs and a regular bus service to both Daventry and Northampton. The latter also offers a mainline rail service to London Euston and Birmingham New Street which can also be accessed at Long Buckby.

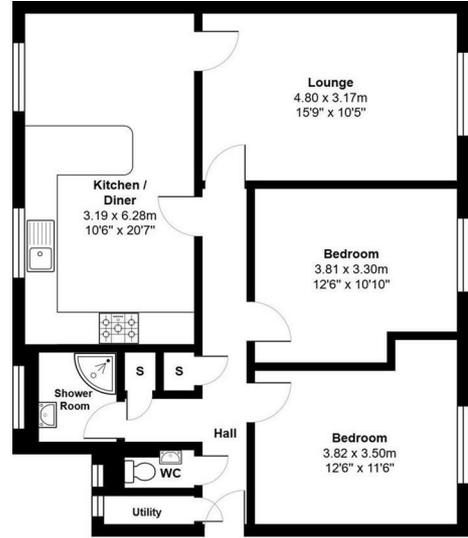
**THE ACCOMMODATION COMPRISES**

- HALLWAY
- BEDROOM ONE
- BEDROOM TWO
- WC
- BATHROOM
- KITCHEN/DINING ROOM
- LOUNGE
- OUTSIDE

A communal garden that has your own established space, it is mainly laid to lawn.

**Leasehold Information**

The vendor informs us that the lease term remaining is 89 years. There is a monthly service charge of approx £59.00 which includes: -Garden Maintenance, Responsive Repairs, Planned Maintenance, Insurance and Management Fee. There is an annual Ground Rent charge of £10



Total Area: 73.2 m<sup>2</sup> ... 788 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.