

Daventry

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11 Abbey Court Thomas Webb Close, Daventry

NN11 4BP

£169,995



New to the market, this superb two-bedroom 'Penthouse' apartment set within an exclusive gated development within Daventry Town Centre offering both style and security in equal measure.

The spacious and well-planned accommodation briefly comprises an entrance hallway with stairs rising to the first floor, a generous lounge with dual-aspect windows providing excellent natural light, and a modern fitted kitchen featuring a range of base and eye-level units. Integrated appliances include an oven, hob, fridge/freezer and washing machine, with ample space for a dining table - ideal for both everyday living and entertaining.

The property boasts a generous master bedroom with built-in storage and a Velux window, alongside a second double bedroom, also benefitting from a Velux window. Completing the accommodation is a spacious bathroom fitted with a white suite and shower attachment, in addition to a separate shower room, offering excellent practicality for modern living.

Further benefits include allocated parking, a secure intercom entry system, and double glazing throughout.

Tenure: Leasehold

Front Exterior: Attractive top-floor penthouse apartment within a gated development, with allocated parking

Lounge: Bright and spacious living room with front and side aspect windows

Kitchen: Modern fitted kitchen with integrated appliances and space for a dining table

Master Bedroom: Large double bedroom with built-in storage and Velux window

Second Bedroom: Double bedroom with Velux window

Bathroom: White fitted suite with bath, shower attachment, basin and WC

Shower Room: Separate shower room with shower cubicle, basin and WC

Lease - 125 years from January 2006, 105 left

Ground rent - £125 per annum

Service charge - 124.63 per month



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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**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.