

Daventry

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Offices also located in Northampton

stonhills.co.uk



6 Wren Way, Daventry  
NN11 2AL

£170,000





Stonhills are please to offer this stylish and contemporary one-bedroom apartment, an ideal choice for first-time buyers, downsizers, or anyone seeking a beautifully finished, low-maintenance home.

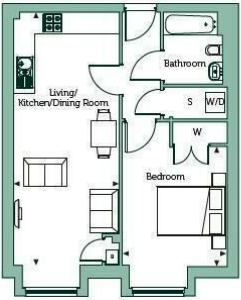
The impressive open-plan kitchen, dining and living space creates a bright and sociable environment, perfect for relaxing or entertaining. The modern fitted kitchen includes integrated appliances such as a stainless steel single oven with induction hob, fridge/freezer and dishwasher, while a convenient washer/dryer is neatly housed in the hallway cupboard.

The generous double bedroom enjoys a fitted wardrobe, and the sleek bathroom features high-quality Roca white sanitaryware, a heated chrome ladder radiator and a mirrored cabinet for added storage.

Antico flooring and plush carpets are fitted throughout, enhancing both comfort and style.

This superb home comes with an allocated parking space and the reassurance of a 10-year NHBC warranty. It is fully build complete and ready for immediate occupation.

Tenure: Leasehold  
Annual Service Charge & Buildings Insurance: £1,748.64  
Service Charge Review Period: April (annually)  
Council Tax Band: A\*



Living/Kitchen/Dining Room	10'6" x 25'1"	3.200m x 7.655m
Bedroom	10'7" x 14'4"	3.223m x 4.362m

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		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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NATIONAL ASSOCIATION  
OF  
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.