

**Daventry**

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Offices also located in Northampton

**stonhills.co.uk**



**21a Warwick Street, Daventry  
Northamptonshire NN11 4AJ**

**£145,000**



**Location**

Daventry is a medium sized town which hosts regular markets on Tuesdays and Fridays of each week. The town centre boasts Waitrose, Tesco and Aldi supermarkets, along with various other high street shops and stores. In addition there is a newly opened two screen cinema and leisure centre which includes a swimming pool and gym, along with keep fit classes and various other activities. Daventry town is conveniently situated for many major road networks to include the A45, A5, A14, M1, M6 and M40 as well as train services from Rugby, Long Buckby and Northampton with services to London Euston.

**The Property**

SUPERB STARTER HOME IN A GATED COURTYARD DEVELOPMENT, A STONE'S THROW FROM THE TOWN CENTRE. BUILT IN 2019 TO A HIGH SPECIFICATION AND WITH NO ONWARD CHAIN.

OPEN PLAN LOUNGE/KITCHEN/DINING AREA - 18'2 Max x 13'10

Double glazed window to the front aspect. Storage cupboard. The kitchen area is fitted in a range of wall and base mounted units with roll top work surfaces over. Space which may be suitable for white goods. Built in oven, hob and extractor fan. Walkway through to bedroom and shower room.

**BEDROOM**

12'1 x 10'11

Double glazed window to front aspect.

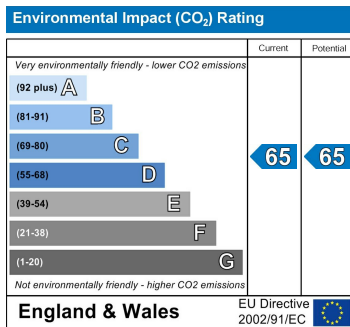
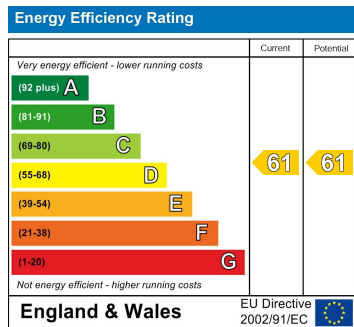
**SHOWER ROOM**

Obscure double glazed window to front aspect. Low level WC. Tiled shower cubicle and pedestal wash hand basin. Inset ceiling spotlights.

There is approximately 120 years remaining on a 125 year Lease

The Ground Rent is £100 per year

Service Charge is £850 per year



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.