

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

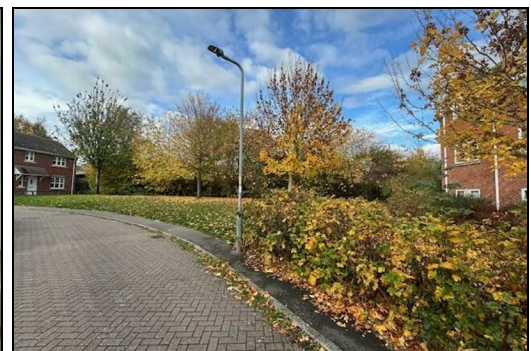
Offices also located in Northampton

stonhills.co.uk



**63 Morning Star Road, Daventry
NN11 9AB**

£129,995



Introducing to the market a spacious & well maintained two bedroom first floor apartment. The accommodation comprises communal entrance hall, hallway, lounge, kitchen, two bedrooms and a bathroom. Additionally the apartment comes with an allocated parking space. This property is perfect for first time buyers and investors alike.

ENTRANCE HALL. Access to lounge, bathroom and both bedrooms.
LOUNGE UPVC double glazed windows to the rear and side elevations.
KITCHEN UPVC double glazed window to rear elevation. Wall and base units with roll top work surfaces. Oven, electric hob and extractor fan. Stainless steel sink and drainer with mixer tap. Tiling to splash back areas.
BATHROOM Suite comprising bath with shower over, low level WC and wash hand basin. Splash back tiling. Towel rail.
BEDROOM ONE UPVC double glazed windows to side and front elevations. Built in wardrobe.
BEDROOM TWO UPVC double glazed window to side elevation.

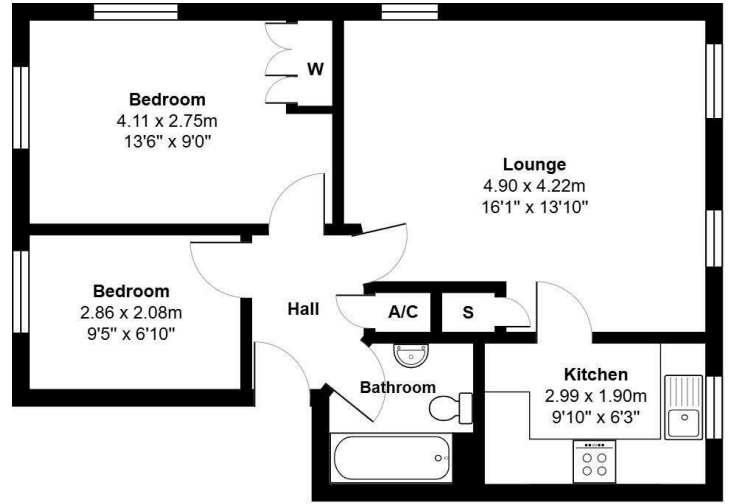
LEASEHOLD INFORMATION

We have been advised of the following: -

Ground rent - £100pa

Service Charge - Approx £100pcm

Length of Lease: Approx 100 years remaining



Total Area: 52.4 m² ... 564 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	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.