

Daventry

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Offices also located in Northampton

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

Guide price £150,000



A spacious and well-presented two-bedroom top floor apartment, offered to the market with no onward chain. The accommodation comprises a welcoming entrance hall, an impressive open plan lounge/diner measuring 21'5 x 19'9, offering a bright and versatile living space, a well-appointed kitchen, two double bedrooms, a modern bathroom, and an en-suite to the principal bedroom. Externally, the property further benefits from an allocated parking space.

Perfectly suited to first-time buyers and investors alike, this superb apartment offers both comfort and convenience in equal measure.

COMMUNAL ENTRANCE

Stairs to:

HALLWAY

Wooden door. Doors to:

BEDROOM ONE 4.17m x 4.42m (13'8 x 14'6)

Dual aspect UPVC double glazed windows. Electric radiator. Built in storage.

EN-SUITE 1.52m x 2.87m (5' x 9'5)

Obscure UPVC double glazed window to side elevation. Electric radiator. Low level WC. Pedestal sink with stainless steel mixer tap. Shower. Tiling to splash back areas.

BEDROOM TWO 3.51m x 2.79m (11'6 x 9'2)

UPVC double glazed window to side elevation. Electric radiator.

BATHROOM 1.75m x 2.06m (5'9 x 6'9)

UPVC obscure double glazed window to side elevation. Electric radiator. Low level WC. Pedestal sink with stainless steel mixer tap. Bath with shower function. Tiled splash backs.

LOUNGE/DINER 6.53m x 6.02m (21'5 x 19'9)

Dual aspect UPVC double glazed windows. Electric Radiator. Open plan access to the kitchen area.

KITCHEN

Dual aspect UPVC double glazed windows. Roll top work surfaces. Stainless steel sink and drainer with stainless steel taps. Oven. Induction hob. Extractor fan. Fitted in a range of wall and base mounted cupboards and units. Tiled splashbacks.

OUTSIDE

Allocated parking space

Lease - approx 105 years

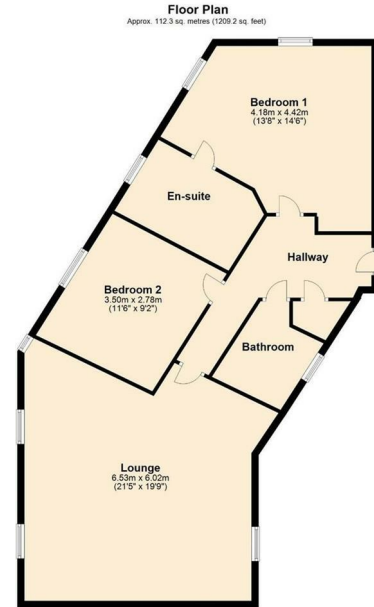
Service charge approx - £2300 per annum

Ground rent approx - £135 every 6 months

Please note - DRAFT DETAILS

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 112.3 sq. metres (1209.2 sq. feet)



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.