



**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			
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		
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