

Daventry

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Offices also located in Northampton

stonhills.co.uk



**35 Deerhurst Road, Daventry
NN11 2PS**

£152,500

Stonhills are pleased to offer this well presented top floor apartment with countryside views set in the beautiful market town of Daventry. The accommodation briefly comprises of an entrance porch, hallway with storage cupboard, an open-plan lounge/diner, modern kitchen with BUILT IN APPLIANCES, master bedroom, bathroom & allocate parking.

Daventry sits within the charming county of Northamptonshire, it is close to all major road networks and only a short drive from Long Buckby railway station, which offers direct routes to Birmingham, Northampton and London Euston in less than 1 hour.



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Communal Entrance

A communal entrance with fob entry system provides stairs leading up to the top floor and a door leading out to the car park.

Entrance Porch

The shared entrance porch offers space for storage and a door leading into the entrance hall.

Entrance Hall

The entrance hall has doors off to all rooms including, Kitchen/Diner/Lounge, Master Bedroom, Bathroom, storage cupboard with fibre optic broadband, loft access, a radiator & intercom with security camera.

Lounge-Diner 20' 3" x 12' 5" (6.17m x 3.78m)

A light and spacious modern open-plan Kitchen, Diner & Lounge with double glazed windows to the front, side & rear aspect, a radiator and media-plate. The Lounge also offers views from the east facing double glazed French Door with 'Juliet' style Balcony.

Kitchen Area

A modern fitted kitchen with a range of wall & base units, roll top work surfaces, stainless steel sink & drainer unit, combi boiler housed in one of the wall units, space for a washing machine, integrated fridge-freezer and oven with gas hob and amticco flooring.

Bedroom One 12' 6" x 9' 10" (3.81m x 3.00m)

A very good sized bedroom with double glazed window to the rear aspect, a radiator and built-in wardrobes and a TV point.

Bathroom

A well proportioned part-tiled bathroom with double glazed window to the front aspect, bath with mixer taps & shower over, chrome heated towel rail, vinyl flooring and a shaving point.

Parking

An allocated parking space with access to visitors parking. There is also a lockable bike store which is accessible from the communal car park.

Leasehold

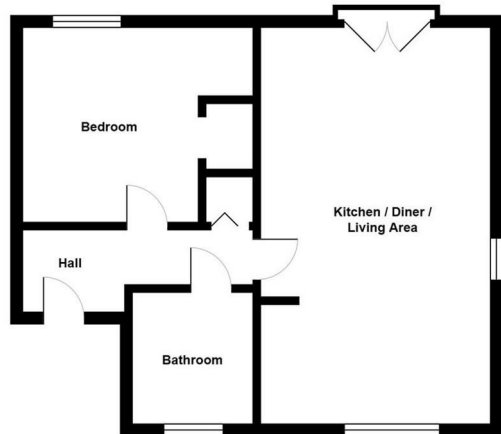
The information provided by the current vendor:

Lease years remaining: approx 244 years remaining from a 250 year lease which began on 01/01/2017

Ground Rent - £130 pa

Service Charge - £1390.78 pa

Estate Charge - £322.13 pa



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		



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.