

Daventry

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Offices also located in Northampton

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**5 Lacock House, Daventry
Northamptonshire NN11 8AF**

£136,500



A spacious two bedroom first floor flat comprising of entrance hallway with front door security intercom. Large open plan living/dining area, modern fitted kitchen with electric oven, gas hob, washer/dryer and cooker hood.

Master double bedroom with fitted wardrobes, second large single bedroom with built in wardrobe and RE-FITTED SHOWER ROOM. Outside there is an allocated parking space for one car.

Entrance Hall - Large entrance hallway with a storage cupboard and airing cupboard.

Open plan family room/kitchen - 23'6 x 17'7 max

Lounge/Diner - Spacious lounge/diner with two windows and two radiators.

Kitchen - Modern fitted kitchen with built in electric oven, gas hob, cooker hood and washer dryer.

Master Bedroom - 7'10" x 10'7" Fitted wardrobes, window and radiator.

Bedroom 2 - 8'9" x 10'0" Second large single bedroom with window and radiator underneath.

Shpwer room. With shower over the bath, Hand basin, toilet and towel rail.



AGENTS NOTES

Ground rent/service charge approx £66.45pcm

Lease 125 years from 2004

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		



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ESTATE AGENTS

O-E-A
Ombudsman
www.oea.co.uk

rightmove.co.uk
The UK's number one property website

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.