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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



2 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage



25 DEERHURST ROAD

DAVENTRY, NN11 2PS

- ✓ Modern, Kitchen With Built-In Appliances
- ✓ Close Proximity To Local Amenities
- ✓ Allocated Parking Space
- ✓ Spacious Main Bedroom With En Suite
- ✓ Open-Plan Kitchen, Living Area
- ✓ Ideal First Purchase
- ✓ Short Walk From Daventry Country Park
- ✓ Versatile Second Bedroom
- ✓ No Upper Chain

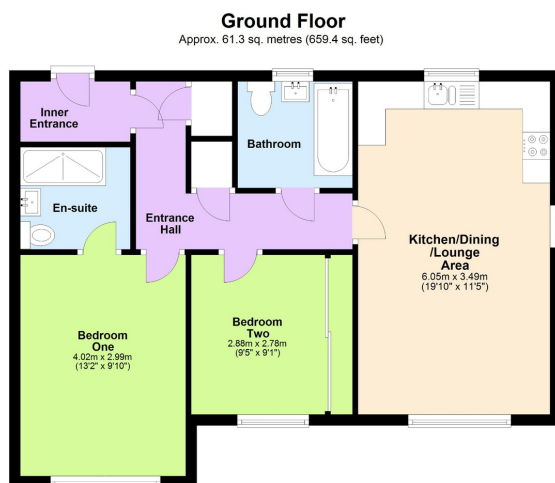
About the Property

Welcome to this inviting ground-floor, two-bedroom apartment on the peaceful Monksmoor estate. This modern residence combines comfort and convenience in a well-established community, offering an ideal home. Upon entering, you'll appreciate the apartment's sleek design and the natural light that fills the open-plan living and kitchen area, creating a warm and welcoming atmosphere. Whether you're unwinding alone or entertaining guests, this space is versatile and comfortable. The kitchen is well-appointed with modern appliances and ample counter space, making meal preparation a breeze. Its stylish cabinets and fixtures enhance your cooking experience. The main double bedroom is spacious with an en-suite, while the second bedroom can serve as a guest room, home office, or a cosy reading room. The second bedroom also offers a convenient built-in mirrored wardrobe. The ground-floor location ensures easy access for all residents, making it an excellent choice for those seeking accessibility. You'll also appreciate the freedom from garden maintenance, allowing you to make the most of your leisure time. Situated in the heart of Monksmoor, you'll have convenient access to a vibrant community and various amenities. Take leisurely strolls through beautifully landscaped communal areas, explore nearby parks and enjoy nature. For added convenience, you'll find excellent transport links, shopping centres, restaurants, and schools within easy reach. The property is subject to a leasehold agreement that commenced on January 1, 2017, with a lease term of 250 years. Being a leasehold property, it incurs an annual maintenance fee of £1,390.78 which offers the flexibility of monthly payment through direct debit. Additionally, there is an annual ground rent fee of £160. This maintenance charge encompasses various services, including buildings insurance, upkeep of both internal and external building features (including window cleaning,) and a contribution towards the maintenance of communal outdoor areas within the 'Meadowside' development. 'Meadowside' on the Monksmoor development in Daventry is within the picturesque county of Northamptonshire and offers a convenient but quiet location for commuting. 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 one hour. The 'Meadowside' Development is in the style of a 21st century garden village and this new community is designed to be within easy reach of open countryside, the amenities of Daventry town centre and other existing local services such as Ashby Fields Local Centre. Monksmoor Primary School opened in 2019, and there are plans for Monksmoor's own local centre. This provides the perfect opportunity for its residents to enjoy a combination of town and country living and plentiful opportunities to support a high quality of life and a healthy lifestyle, with Daventry Country Park and The Grand Union Canal literally on your doorstep.



Council Tax: Band B

EPC Rating: B



Total area: approx. 61.3 sq. metres (659.4 sq. feet)

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells.