



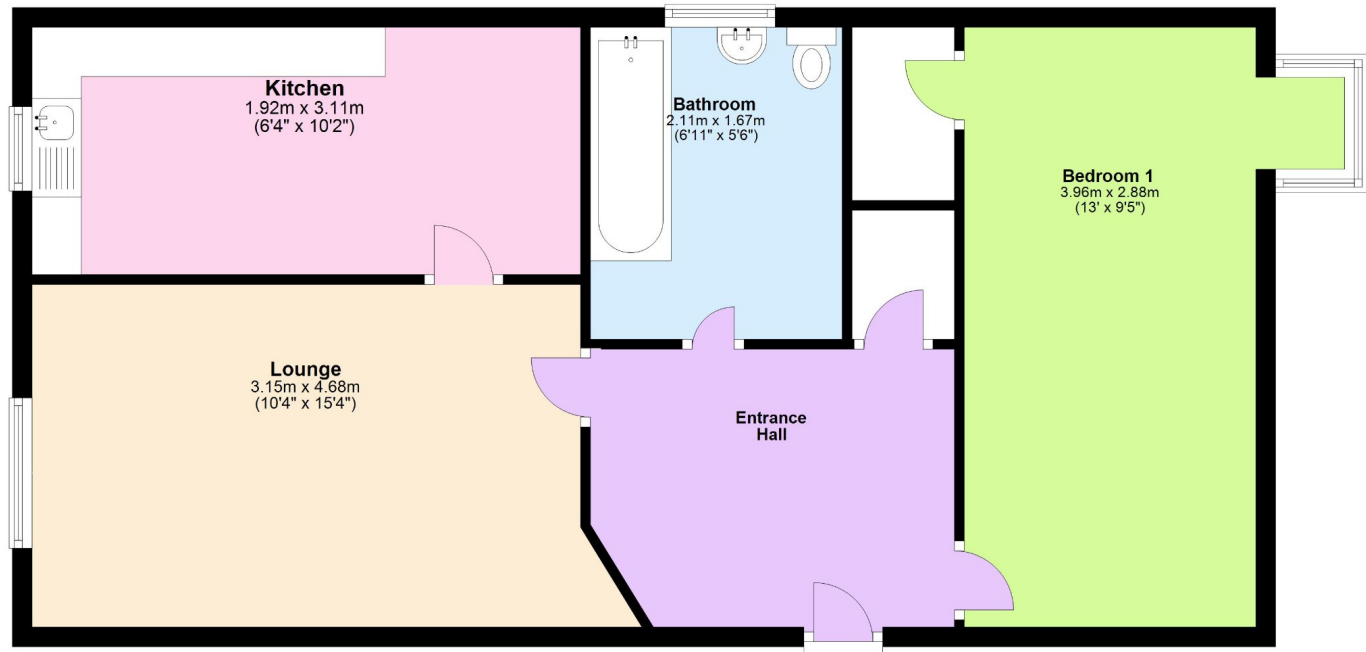
 01327 878926
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 2 James Watt Close, Daventry NN11 8RJ

campbells

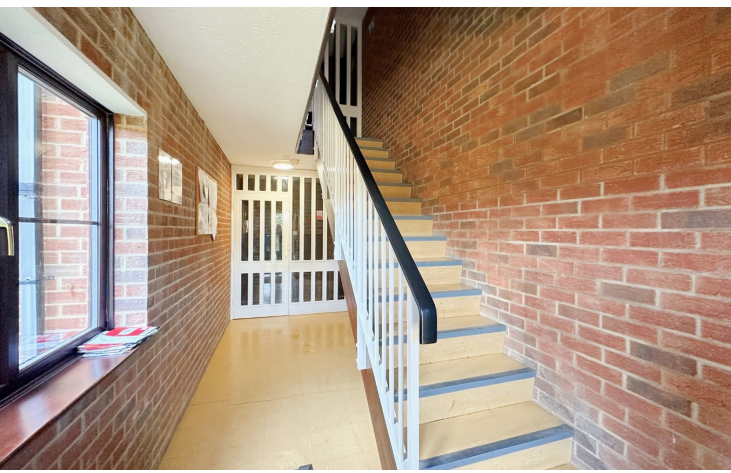
of Weedon



Ground Floor











1 Bedroom | 1 Bathroom | 1 Reception Room | Allocated Parking




43 ETON CLOSE

WEEDON, NN7 4PJ

-  Well Maintained Communal Areas
-  Great Investment Property
-  First Floor Apartment
-  Ideal First Time Buy
-  Canal Side Location
-  Perfect Bolt Hole
-  Allocated Parking
-  One Bedroom
-  Security Entrance



LOCAL PROPERTY EXPERT AMANDA LOYDALL

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As you know I am acting as Power of Attorney for Mr Smith. At the grand old age of 93 he had to go into a care home in November 2022 and had sufficient funds to last approx. 10 months. Our hope and aim was to sell his property within that 10 month period but we knew the property could be a difficult sell. We chose an Estate Agent and waited but after 4 months or so we had virtually no viewings. In May 2023 we decided it was time to change to another agent and based on locality and reviews we chose Campbells. Immediately we felt that this was a good decision. The whole process of marketing the property felt more professional. The attention to detail in terms of the photographs, the story behind the property and the selling of Nether Heyford as a desirable place to live was excellent. The difference was almost immediate in that we had a number of viewings in a short space of time. We did have to make a few amendments to the selling price to attract more viewings but that was something we anticipated would happen because of the limitations of the property. We did get a buyer and thankfully we did manage to complete within the time frame we had set ourselves. Throughout the process Amanda and Sian get us informed, particularly in the final stages when there were some issues to be resolved between us and the buyers. In summary we are very pleased with our decision to engage Campbells. I do not believe we would have successfully sold this property in the timeframe we had set without making the change. Initially the fees were higher than I expected but I soon realised that the quality of service was also higher than I expected. With regard to Mr Smith you cannot put a price on what this has given him, which is peace of mind that he can stay where he is for the foreseeable future. I would certainly recommend Campbells to friends etc. Thank you for all your help and guidance.

BY: Dennis, Nether Heyford, 19th September 2023
ABOUT: Amanda and Sian

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. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



This one bedroom apartment would make ideal investment, first time buy purchase or bolt hole.

One Bedroom First Floor Apartment For Sale in Weedon. The rental income that the property could achieve is £700 per month so it's a good return for investor's! The accommodation is well presented with a nice size lounge/diner, kitchen, bathroom and large bedroom with built in cupboard. The entrance hall is a particularly nice feature of this apartment and there's also a storage cupboard in the hall which is useful for coats, vacuum cleaner, ironing board and such like..

There's a security entry system and the communal areas are clean tidy and well maintained. Each apartment has allocated parking and there is also visitor parking available too. This modern apartment is situated in the much-desired village of Weedon. Close to major road networks and open countryside.

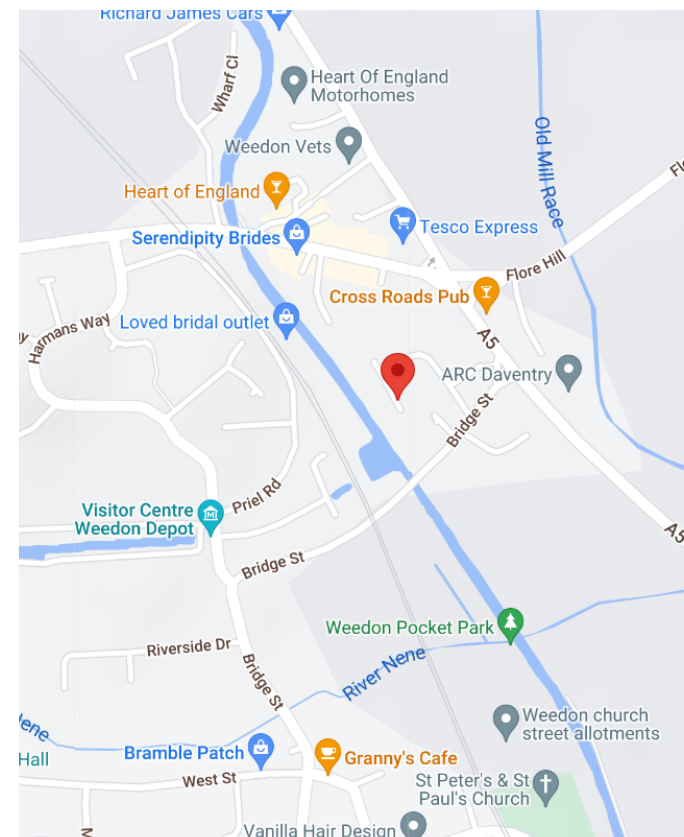
Lease: 93 Years left
Ground Rent: Zero
Service Charge £1,195 per annum



LOCATION

Weedon village, if you have never been, is situated between Northampton and Daventry - some would say it's the centre of England! a village full of community spirit and lots of local amenities - convenience store, post office, doctors' surgery, dentist, pharmacy to name but a few. There are several Public Houses to choose from and restaurants too.

Weedon village is superbly located for network connections, being minutes from A45, A5 and M1. The Grand Union Canal is just a short walk away.



Council Tax: B **EPC:** C

“The canal side location makes it idyllic.”