

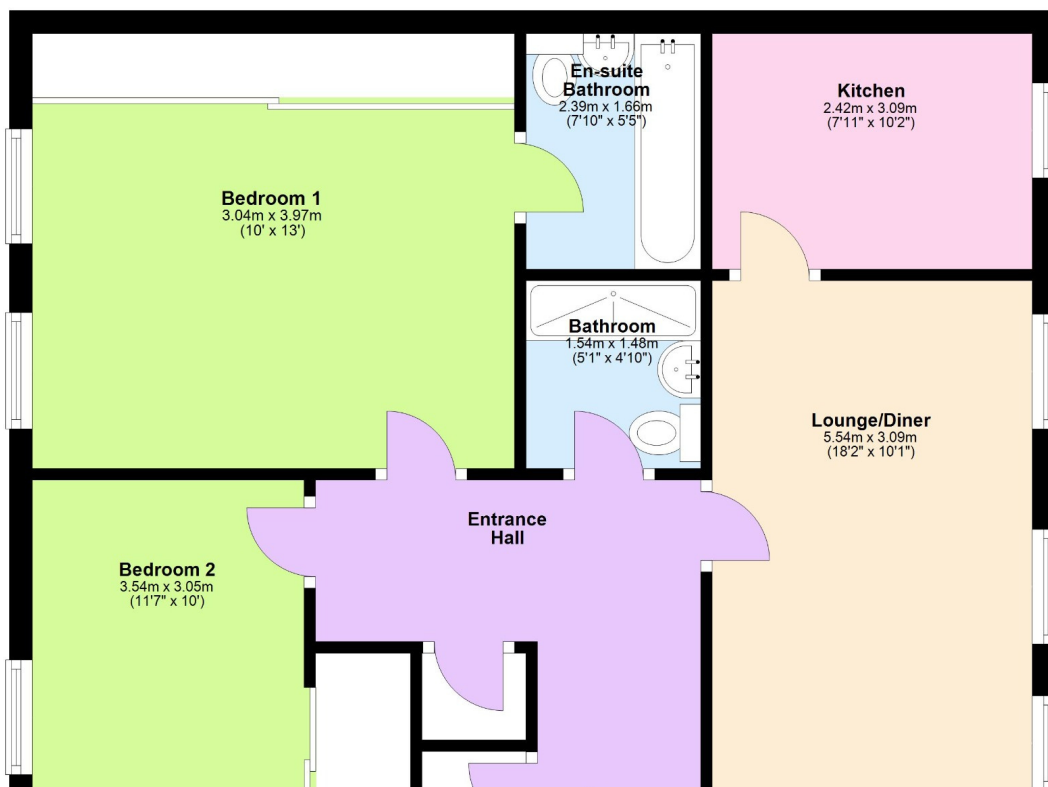


01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells
of Weedon



2 Bedrooms | 1 Bathroom | 1 Reception Room | Ground Floor



23 FUSILIER WAY

WEEDON, NN7 4TH

- ✔ Close to Major Road and Rail Links
- ✔ Gas Central Heating
- ✔ Large Lounge Diner
- ✔ Ideal Lock Up and Leave
- ✔ Unique Quiet Location
- ✔ Two Bedrooms
- ✔ En Suite to Main Bedroom
- ✔ Family Shower Room
- ✔ Ground Floor

LOCAL PROPERTY EXPERT AMANDA LOYDALL



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"5 Star service. Competent, efficient and recommended. Would thoroughly recommend Campbells. As they found us the perfect house we hope to never have to move again however if we did then I would not hesitate to use them as agents. Professional, excellent communication and a lovely friendly team. 5 star service from start to finish.

BY: Claire, Weedon, 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.



**Two Bedroom Ground Floor Apartment
For Sale in Weedon.**

This ground floor apartment For Sale in Weedon is in a unique development with stunning views. The apartment is an absolutely fantastic size, and the build quality is superb! Ideal as a first purchase or an investment. This really is one where you do need to view to fully appreciate not only how nice the apartment is, but also just how unique the setting is. The apartment has two double bedrooms, the main boasting a large en-suite bathroom and both bedrooms have fitted wardrobes. The spacious lounge / diner is bright with three windows. One thing the apartment doesn't lack is storage: there's plenty of cupboard space here! There's also a well-equipped kitchen and a shower room in addition to the en-suite bathroom. The communal areas both inside the building and the external grounds are extremely well-kept and offer a very pleasant environment to live in.

Additional benefits include allocated parking and gas central heating. If you would like to know any more about the village or the property, please call Campbells today and speak to Amanda or any member of our friendly Sales team.

- Leasehold information
- Lease = Approximately 102 years remaining
- Ground rent currently £250 Per Annum
- Service charge currently £770 Per Annum



LOCATION

Weedon Bec, more commonly known just as Weedon, along with Lower and Upper Weedon, were once three distinct villages but have now merged to form one larger village. Lying close to the source of the river Nene and situated at the crossroads of the A5 and A45 main roads, it is rich in history and has many amenities with the village church of St Peter and St Paul sitting at the south of the village, overlooked by both the Grand Union Canal embankment and West Coast mainline viaduct. A number of pubs, cafes, and shops (predominantly dealing in antiques and speciality items) are located near the crossroads and other village amenities include schools, a doctor's surgery, a dentist, and sports clubs.



Council Tax: B EPC: C

“Cavalry Fields is a one-off development; there is even a fishing pond which only residents have rights to.”