



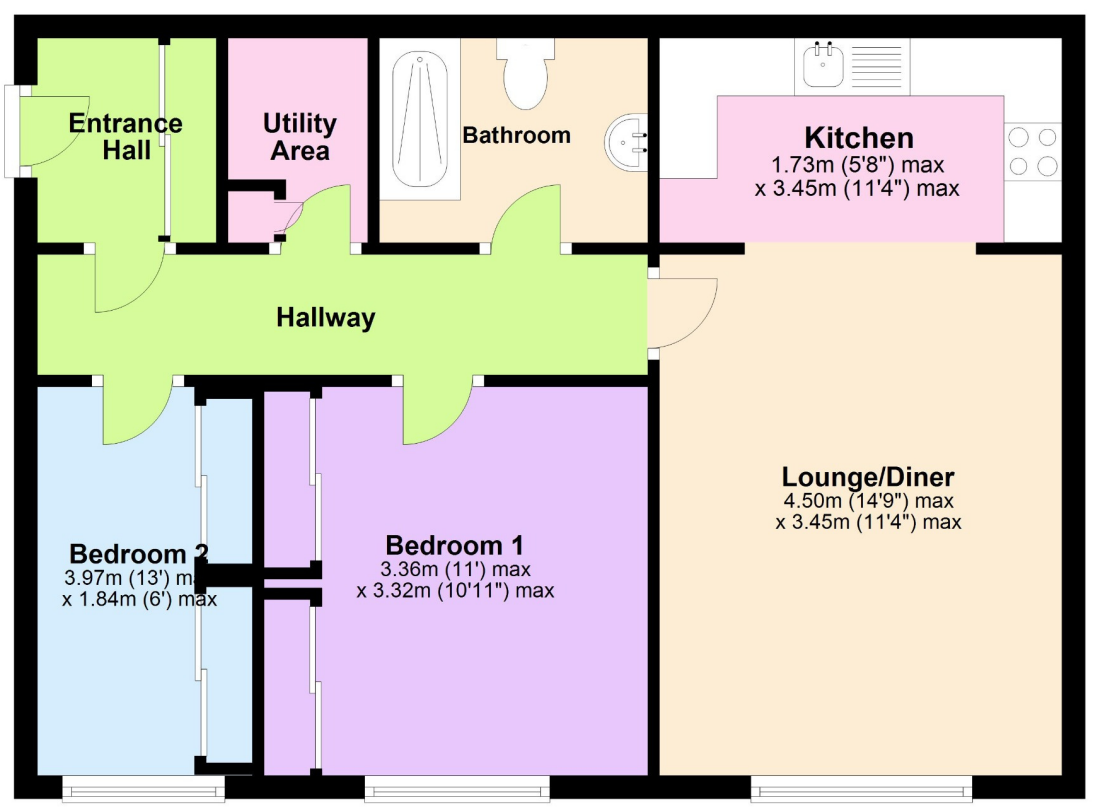
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



Ground Floor



2 Bedrooms | 1 Bathroom | 1 Reception Room | 50% Shared Ownership





LOCAL PROPERTY EXPERT MARK HEYCOCK










 01327 878926
 07843 561288
 mark@campbell-online.co.uk

NAME: DOM, NN11 - 19th January 2024
ABOUT: Mark

If you want to sell your house, go with Mark! He has a great understanding of the local market & was the most proactive estate agent we had. We had viewings on an almost weekly basis & always got feedback. Mark was great throughout & helped all the way through to exchange.

24 HANBURY CLOSE

DAVENTRY, NN11 8AN

-  Replaced Kitchen With Integral Appliances
-  Tastefully Refurbished Throughout
-  Replaced Shower Room
-  Two Bedrooms With Fitted Wardrobes
-  Great Sized Lounge/Diner
-  Small Utility Room
-  Stunning First Floor Apartment
-  Security Intercom System
-  Allocated Parking

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 Apartment For Sale in Daventry in a well-established community, offering an ideal first home

This refurbished modern residence combines comfort and convenience in a well-established community, offering an ideal first home. Upon entering, you'll appreciate the apartment's unique style, having been completely redesigned throughout, with very clever lighting solutions that give the apartment a grand design feel, the enhanced lighting 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 replaced 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 shower room has also been completely refurbished with a large walk in shower enclosure and modern units. There is also a useful utility area keeping the white goods out of the kitchen area. The main double bedroom is very spacious, while the second bedroom can serve as a guest room, home office, or a cosy reading room, both bedrooms also offers a convenient built-in wardrobe space. Not to forget, you also have allocated parking. Additional benefits of this property include central heating, double glazing throughout.

Maintenance & Leasehold Information

The Monthly Charge is a total of £292.20

The breakdown is as follows.

Rent- £173.93

Service Charge- £85.71

Management Charge- £20.06

Ground Rent- £12.50

Lease Remaining - there are 107 years left on the lease.



LOCATION

The location is exceptional, offering picturesque waterside and countryside walks practically at your doorstep. Shopping amenities, Middlemore Farm pub, a children's play area and the local bus stops are all within easy walking distance, making it a superb all-around location. For commuters, Daventry is centrally located with easy access to major road networks, including the M1, M6, A5, A361, and A45. The nearest railway station, Long Buckby, is approximately 5 miles away, offering regular trains to London Euston and Birmingham New Street.



Council Tax: Band B EPC: Rating B

“Looking for an ideal way to take your first step onto the property ladder? If you are, this completely refurbished immaculately presented, two-bedroom apartment For Sale on the popular Middlemore Development which is a 50% Shared Ownership property is the perfect opportunity!”