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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



2 Bedrooms | 2 Bathrooms | 1 Reception Room | No Upper Chain



4 CROPEDY WALK

DAVENTRY, NN11 8BA

- ✓ Solar Panels Providing The Hot Water
- ✓ No Service or Ground Charges
- ✓ Integral Kitchen Appliances
- ✓ Modern Open Plan Family Room
- ✓ Two Double Bedrooms
- ✓ Gas Central Heating
- ✓ En-suite To The Master Bedroom
- ✓ First Floor Maisonette
- ✓ Allocated Parking

Two double bedroom, maisonette for sale in Daventry.

This executive style two bedroom first floor maisonette in fantastic condition for sale in Daventry is located on the popular Middlemore development, has no upper chain, en-suite facilities and allocated parking. Located on a quiet walkway this property overlooks a pretty green space and is very cost effective to run, unusually for a leasehold there are no service or ground rent charges, it's gas central heating, double glazing and solar panelling which help to provide the property's hot water. The Middlemore development is situated on the edge of Drayton Reservoir on the outskirts of Daventry and benefits from its own family pub, mini supermarket, a regular bus service and it is also close to countryside walks. Internally the property is surprisingly spacious, with a bright open-plan living area, consisting of a Lounge/Diner which is open into a kitchen area. The kitchen is well-equipped with an integral fridge/freezer, washing machine, dishwasher, electric oven and a gas hob, there is also plenty of storage and cupboard space. The inner hallway leads you into two double bedrooms both with fitted wardrobes and a great sized shaped bathroom. The main bedroom also benefits from en-suite facilities. At the front of the property is a communal car park with allocated parking and a small low maintenance front garden. As previously mention this lovely property also benefits from double glazed windows throughout and gas central heating to radiators and solar panels which help provide the hot water. The location of this property is fantastic, with lovely waterside and countryside walks almost on the doorstep, plus the local amenities consisting of the local pub - 'Middlemore Farm,' shop with postal service which also serves hot food. There are several bus routes running to Northampton and Rugby, making for a superb location all round. If you need to commute, Daventry is a great central location. Being just a short drive from major road networks including the M1, M6, A5, A361 and the A45. The nearest railway station is Long Buckby which is about 5 miles away with regular trains to London Euston and Birmingham New Street. This property has a remaining lease of 987 years, although a leasehold property it does not attract any ground rent or maintenance charges.



Council Tax: Band B

EPC Rating: B

Ground Floor



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.