



01327 878926



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2 James Watt Close, Daventry NN11 8RJ

# campbells

of Daventry



2 Bedrooms | 2 Bathrooms | 1 Reception Room | Ground Floor Apartment



## FLAT 2, TIMKEN LODGE

DAVENTRY, NN11 9UQ

- ✓ En-suite Facilities and Fitted Wardrobes to the Master Bedroom
- ✓ Allocated Off Road Parking Space
- ✓ Two Double Bedrooms
- ✓ Within Reasonable Walking Distance of Daventry Town Centre
- ✓ Modern Well Appointed Bathroom
- ✓ Bright Spacious Lounge
- ✓ Gas Central Heating to Radiators
- ✓ Bright Spacious Lounge
- ✓ Modern Fitted Kitchen

## Two Bedroom Ground Floor Apartment For Sale In Daventry

This well presented, spacious and stylish two bedroom ground floor apartment with en-suite master bedroom, modern kitchen, allocated parking, and walking distance to Daventry Town Centre is ideal for a first time buyer, someone looking for a retirement apartment or an investment property for Daventry's busy rental market. Located in Timken Lodge this exceptional ground floor apartment occupies a prime location in Daventry, the property offers an abundance of space, comfort, and practicality for your modern lifestyle. The property has a really modern feel and is surprisingly spacious, offering ample living space, it really is one of those properties which must be viewed internally to be fully appreciated. The accommodation consists of an entrance hallway with doors leading into two generously sized double bedrooms, offering the utmost comfort and privacy. The master bedroom boasts en-suite facilities, making it the ultimate retreat at the end of a long day. With fitted wardrobes, you'll have plenty of space to organize your belongings and keep your living area clutter-free. The apartment further boasts a well-appointed bathroom, featuring modern fixtures and fittings. This property has a good-sized fitted kitchen and a great-sized lounge which gets plenty of natural sunlight from its south easterly aspect and is perfect for relaxing and entertaining guests. The neutral décor creates a welcoming ambience that complements any personal style, allowing you to effortlessly make this space your own. To ensure year-round comfort, the property benefits from gas central heating radiators throughout. Additionally, the double glazing in UPVC frames creates a cosy and energy-efficient environment, allowing you to enjoy the serenity of your home without any outside disturbances. One of the key advantages of this apartment is the allocated off-road parking space, which is very close to the apartment, providing convenience and peace of mind for vehicle owners. On top of that, the property is conveniently located within reasonable walking distance of Daventry Town Centre. This means you'll have easy access to a wide range of amenities, such as shops, restaurants, cafes, cinema and leisure facilities. The property's lease details are as follows: Lease remaining approximately 103 years. Ground rent & Maintenance charges of £77.75 per month (this includes building insurance, maintenance of the outside space and internal communal areas.) This apartment presents a fantastic opportunity for first-time buyers, professionals, or those looking to downsize without compromising on quality. The modern design, spacious layout, and convenient location make it an ideal choice for anyone seeking a comfortable and stylish living space.



Council Tax: Band B

EPC Rating: TBC



**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.