



- ❖ A Modern Three Storey Town House
- ❖ Situated On A Popular Development
- ❖ Fitted Kitchen & Integrated Appliances
- ❖ An Open Plan Lounge/Dining Room
- ❖ Master Bedroom & En-suite Shower
- ❖ Two Private Off-Road Parking Spaces
- ❖ Unfurnished, Available September '22
- ❖ Council Tax Band: C
- ❖ EPC Energy Rating: C
- ❖ Holding Payment: £229.00

**18 Hardwick Hall Way, Daventry**

**£995 pcm**



## 18 Hardwick Hall Way, Daventry, Northants, NN11 8AR

**Situated on the popular Middlemore development in Daventry, within close proximity to plenty of amenities and schools, is this modern town house across three storeys. This property is presented in immaculate order, benefitting from gas central heating and double glazing throughout. The home is entered on the ground floor via the entrance hallway which has doors leading off to a WC, fitted kitchen with integrated appliances and a lounge/dining room with double doors to the rear garden. On the first floor is bedroom two, bedroom three with a built-in double wardrobe, and a family bathroom fitted with a White 3pc suite. Stairs from the first floor landing rise to the master bedroom with en-suite shower room on the second floor. To the front and rear of the property are low maintenance gardens, the rear garden being fully enclosed, providing gated access and two private off-road parking spaces.**

Daventry is situated approximately 11 miles west of Northampton and is conveniently placed for access to Milton Keynes, Towcester, Banbury and Leamington Spa since the M1 Junction 16 is just a fifteen minute drive away. There is a wide range of shops and other facilities including churches of several denominations, a leisure centre and a country park. Local beauty spots include Badby Woods, Everdon Stubbs and Fawsley Park. Sporting facilities in the area include motor racing at Silverstone, golf at Hellidon Lakes and Staverton and fishing at Fawsley.

### **ACCOMODATION:**

Entrance Hallway, WC, Kitchen, Lounge/Dining Room, First Floor Landing, Bedroom Two, Bedroom Three, Family Bathroom, Second Floor Landing, Master Bedroom, En-suite Shower Room, Front & Rear Gardens, Off-Road Parking Spaces.

### **ENTRANCE HALLWAY:**

White composite door with obscured glass panes. Mat well. Laminate effect vinyl flooring. Radiator. Stairs rising to the first floor.

### **WC:**

Double glazed window to the front. Fitted with a White 2pc suite comprising of a corner pedestal wash hand basin, with Beige tiled splash back, and low level WC. Radiator.





**KITCHEN: 10' 9" x 7' 1" (3.28m x 2.16m)** Double glazed window to the front. Fitted in a range of base and eye level units in wood effect laminate. Fitted work surfaces to two walls. Two part stainless steel sink unit with a single drainer, stainless steel mixer tap and stainless steel plugs. Built-in stainless steel oven with a stainless steel gas hob and an extractor hood over. Integrated dishwasher. Integrated fridge/freezer. Concealed wall mounted gas fired boiler. Beige tiled flooring. Down-lighters. Radiator.

**LOUNGE/DINING ROOM: 13' 6" x 12' 10" (4.11m x 3.91m)** Double glazed window to the rear. Double glazed double doors to the rear garden. TV point. Radiator. Built-in storage cupboard.

**FIRST FLOOR LANDING:** Stairs rising from the entrance hallway to the first floor. Airing cupboard housing hot water cylinder. Panelled doors leading to all first floor rooms. Radiator.

**BEDROOM TWO: 11' 8" x 7' 2" (3.56m x 2.18m)** Two double glazed windows to the front. Radiator.

**BEDROOM THREE: 9' 7" x 7' 2" (2.92m x 2.18m) (max)** Double glazed window to the rear. Radiator. Built-in double wardrobe.

**FAMILY BATHROOM:** Double glazed window to the rear. Fitted with a White 3pc suite comprising of a pedestal wash hand basin, 'P' shaped bath with shower over and glass shower screen, and low level WC. Heated towel rail. 1/2 wall light Brown tiling. Down-lighters. Shaver point.



**SECOND FLOOR LANDING:**

With a panelled door leading to the master bedroom.

**MASTER BEDROOM: 14' 2" x 8' 6" (4.32m x 2.59m) (max)**

Double glazed window to the front. Two built-in double wardrobes. Radiator.

Door leading to:

**EN-SUITE SHOWER ROOM:**

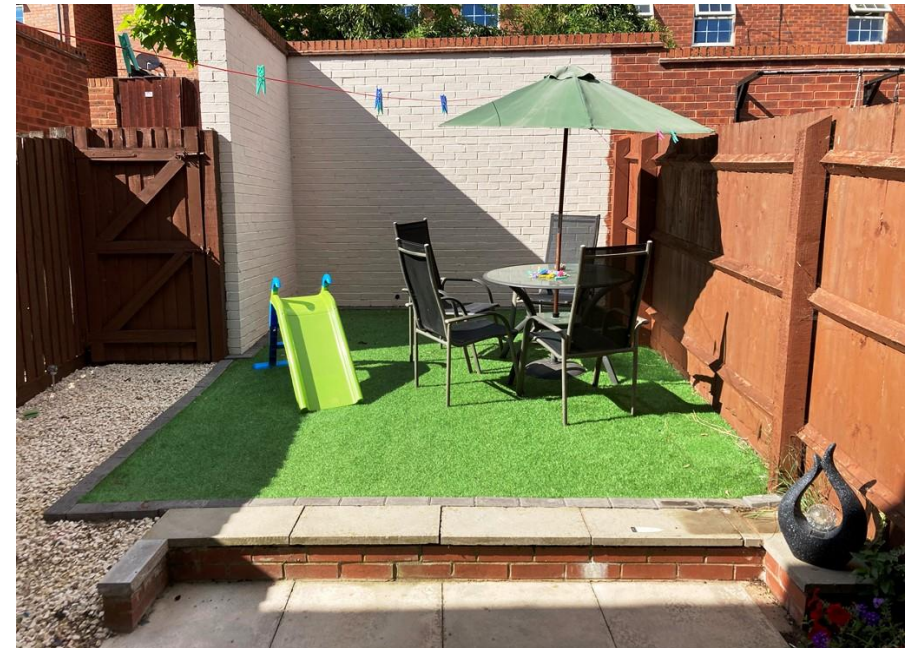
Double glazed window. Fitted with a White 3pc suite comprising of a shower cubicle with folding glass screen, pedestal wash hand basin and low level WC. 1/2 wall Beige tiling. Heated towel rail. Shaver point.

**FRONT:**

Low maintenance frontage with gravelled area to both sides, a paved path leading to the front door, enclosed by wrought iron railings.

**REAR:**

The garden is fully enclosed by timber panel fencing with a gate for pedestrian access to off-road parking for two cars.



## TENANT FEES

**HOLDING PAYMENT:** A holding payment equivalent to 1 weeks rent is payable upon the start of the application.

**SUCCESSFUL APPLICATIONS:** Any holding payment will be offset against the initial rent and deposit, with the agreement of the payee.

**FAILED APPLICATIONS:** A holding payment will not be refunded in circumstances where the tenant withdraws, fails a Right to Rent check or provides false or misleading information that materially affects their suitability to rent the property.

**FEES PAYABLE IN ACCORDANCE WITH THE TENANTS FEE ACT 2019:** Additional charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.

**TENANCY AGREEMENT:** An Assured Shorthold Tenancy Agreement will be drawn up and must be signed by all tenants. A tenant is any person over the age of eighteen years, residing in the property on a permanent basis. This Agreement is a legally binding document. Anyone entering into this legal Agreement must be aware of the responsibilities and liabilities involved. If you are unsure, please take legal advice.

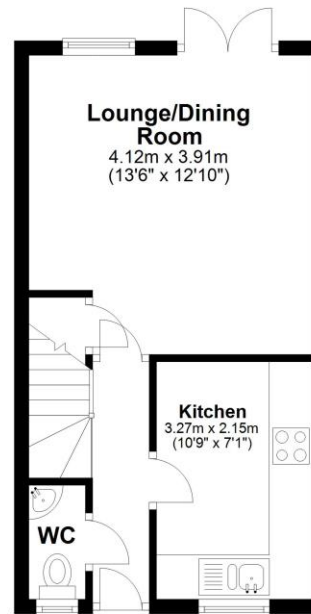
**ANTI-MONEY LAUNDERING:** To comply with anti-money laundering regulations, Bartram & Co have to be satisfied as to the identity, residency status and right to reside of all tenants. Failure to provide the requested documentation will affect your ability to rent the property.

**CLIENT MONEY PROTECTION:** Bartram & Co are members of SAFEagent and provide full client money protection. <https://safeagents.co.uk/for-agents/client-money-protection/>

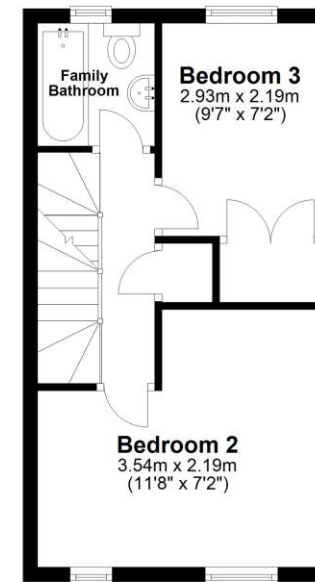
**REDRESS SCHEME:** Bartram & Co are members of the Property Redress Scheme. <https://www.theprs.co.uk/consumer/members/>

**VAT:** All fees quoted are inclusive of VAT at the prevailing rate.

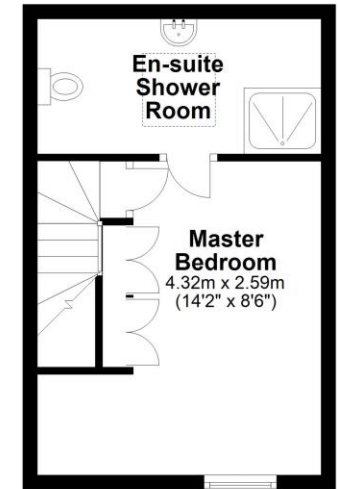
## Ground Floor



## First Floor



## Second Floor



Not to scale  
Plan produced using PlanUp.

18 Hardwick Hall Way, Daventry

## NOTES

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