



**54 Daneholme Close, Daventry, Northamptonshire, NN11 0PN**  
**£140,000 Leasehold**

A well presented and spacious two bedroom ground floor apartment with allocated parking, located close to the town centre. The accommodation comprises large open plan kitchen/lounge/dining room, bedroom one with ensuite, further bedroom, and a family bathroom. Outside there is allocated parking. EPC Rating: TBC. Council Tax Band: B

We have been advised of the following: Ground Rent: £219.62 per annum (review date TBC). Service Charge: £1153.52 per annum (review date TBC). Lease Length: 84 years remaining on lease. This information would need to be verified by your chosen legal representative.

**Spacious Ground Floor Apartment | Open Plan Kitchen/Lounge/Dining Room | Ensuite To Bedroom One | Allocated Parking | Two Double Bedrooms | Close to Amenities**

modern marketing · traditional values

### ENTRANCE HALL

Airing cupboard. Storage cupboard. Electric radiator.

### KITCHEN/LOUNGE/DINING AREA 6.93m x 3.10m (22'9" x 10'2") Maximum

#### LOUNGE/DINING AREA

UPVC double glazed windows to side and rear elevations. Electric radiator.

#### KITCHEN AREA

UPVC double glazed window to side elevation. Fitted with a range of base and wall mounted units with worktop surfaces incorporating stainless steel sink unit with drainer. Tiled splash back areas. Built in oven and gas hob with concealed extractor over. Integrated appliances include dishwasher and fridge/freezer.

### BEDROOM ONE 4.52m x 3.25m (14'10" x 10'8") Maximum

UPVC double glazed French doors to rear elevation giving access to the carpark. Electric radiator. Built in wardrobe. Door to: -

### ENSUITE SHOWER ROOM 1.91m x 1.70m (6'3" x 5'7")

Suite comprising low level WC, pedestal wash hand basin and shower cubicle. Tiled splash back areas. Shaver point. Heated towel rail.

### BEDROOM TWO 3.56m x 2.95m (11'8" x 9'8")

UPVC double glazed window to side elevation. Electric radiator.

### BATHROOM 2.41m x 1.73m (7'11" x 5'8") Maximum

Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Tiled splash back areas. Shaver point. Heated towel rail.

### OUTSIDE

#### PARKING

Allocated parking.

#### LEASE INFORMATION

We have been advised of the following:

Ground Rent: £219.62 per annum (review date TBC).

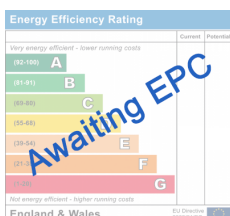
Service Charge: £1153.52 per annum (review date TBC).

Lease Length: 84 years remaining on lease.

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#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

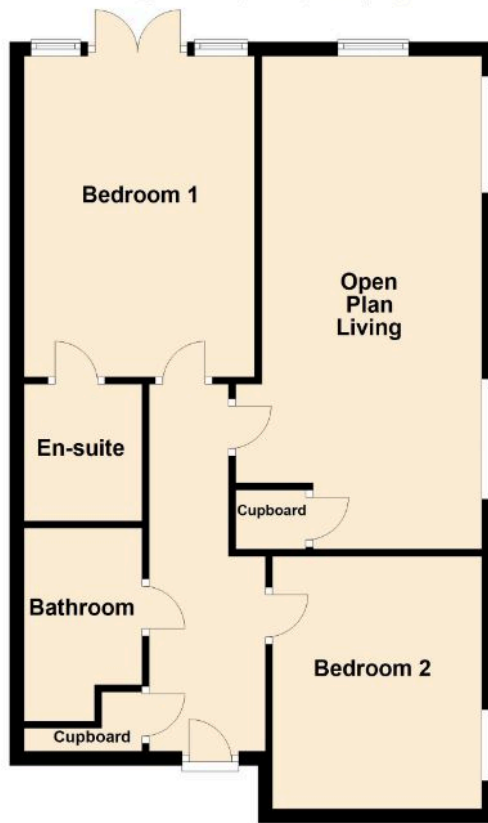


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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### Floor Plan

Approx. 64.1 sq. metres (690.0 sq. feet)



Total area: approx. 64.1 sq. metres (690.0 sq. feet)



### LOCAL AREA INFORMATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.



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