



21 St Johns Close, Daventry, Northampton, NN11 4SH
£70,000 Leasehold

A wonderful opportunity to purchase this first floor studio on St Johns Close, located in the popular Steffen Hill area of Daventry. Ideal for investors, £500 p/m results in an 8.6% yield. The accommodation comprises open plan living area, kitchen, dressing area and bathroom. EPC Rating: TBC. Council Tax Band: A

We have been advised of the following: Ground rent is £39.90 every 6 months. Service Charge N/A. Building Insurance £188.91 per annum. 79 years remaining on lease. This information would need to be verified by your chosen legal representative.

Contemporary Open Plan Living | Investment Opportunity | uPVC double glazing | Cash Buyers Only | Communal Entrance | Sought after Location

modern marketing · traditional values

ENTRANCE HALL

Communal entrance,. Stairs to first floor. Wooden door and doors to;

OPEN PLAN LIVING AREA 2.59m x 4.48m (8'6 x 14.7)

uPVC double glazed window to rear elevation.
Electric radiator

KITCHEN 1.75m x 2.59m (5'9 x 8'6)

Tiled flooring. uPVC double glazed window to side elevation. Range of base and wall units. Roll top work surface. Oven. Stainless steel sink with stainless steel draining board and tap. Tiling to splash back areas.

BATHROOM 2.57m x 1.24m (8'5 x 4'1)

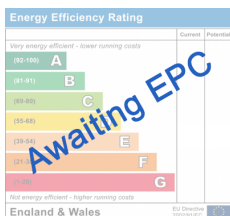
Tiled flooring. Low level WC. Pedestal sink.
Shower and tiling to splash back areas.

DRESSING ROOM 1.22m x 1.98m (4' x 6'6)

Built in storage.

DRAFT DETAILS

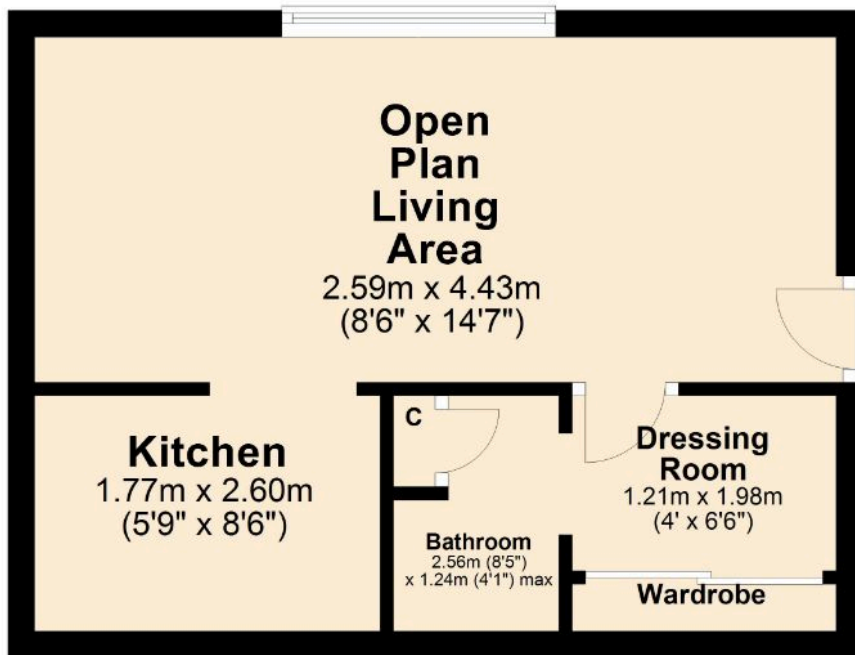
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

Floor Plan

Approx. 26.8 sq. metres (288.7 sq. feet)



Total area: approx. 26.8 sq. metres (288.7 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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