



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

A well maintained first floor apartment with off road parking, located close to the town centre. The accommodation comprises 23' long open plan lounge/kitchen, two bedrooms, en-suite to bedroom one and a family bathroom with front access to allocated parking space. EPC Rating: C. Council Tax Band: B

We have been advised of the following: Ground rent £211.62 pa (review date TBC). Service Charge 1153.00 pa (review date TBC) 108 years remaining on lease. This information would need to be verified by your chosen legal representative.

**New Carpets 2024 | En-Suite To Bedroom One | New Washer/Dryer 2024 | Allocated Parking**  
**| No Onward Chain | Modern Bathroom Suite**

modern marketing · traditional values

## ENTRANCE HALL

Wooden entrance door. Doors to:

## LOUNGE AREA 3.51m x 4.62m (11'6 x 15'2)

uPVC double glazed window to rear elevation. Two electric radiators.

## KITCHEN AREA 2.18m x 2.44m (7'2 x 8'0)

uPVC double glazed window to rear elevation. Wall and base units with work surfaces over. Stainless steel sink with mixer tap over. Induction hob, concealed extractor fan, oven, fridge and freezer. Tiling to splash back areas.

## BEDROOM ONE 4.42m x 2.62m (14'6 x 8'7)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe.

## EN-SUITE 1.60m x 1.55m (5'3 x 5'1)

Heated towel rail. Suite comprising low level WC, pedestal wash hand basin and shower. Tiling to splash back areas. Laminate flooring.

## BEDROOM TWO 3.10m x 1.98m (10'2 x 6'6)

uPVC double glazed window to front elevation. Electric radiator.

## BATHROOM 1.63m x 2.44m (5'4 x 8'0)

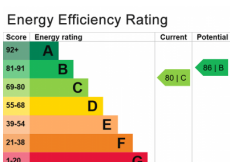
Heated towel rail. Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Shaver point. Tiling to splash back areas.

## AGENTS NOTE

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## DRAFT DETAILS

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

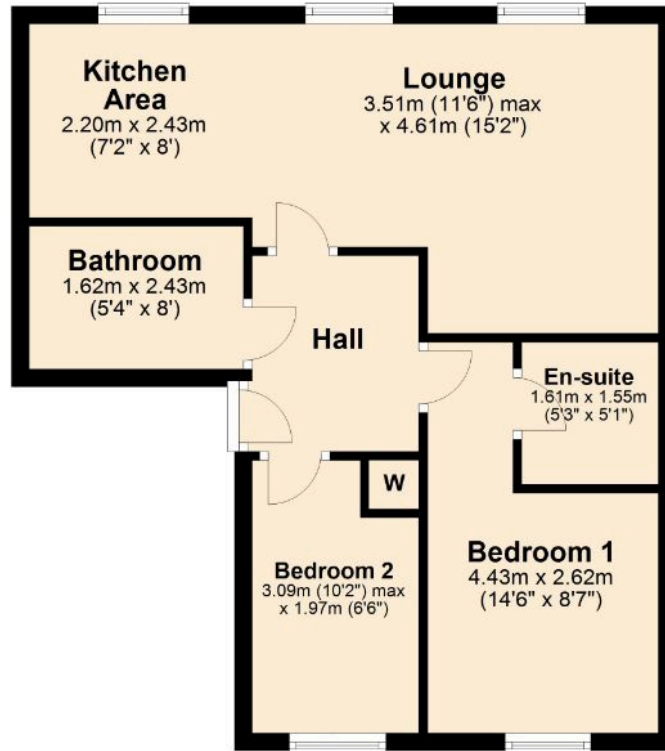


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

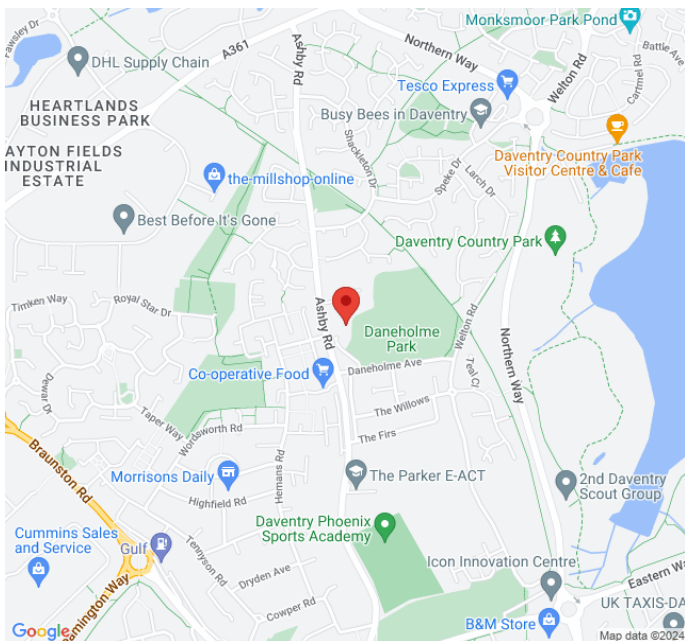
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## Floor Plan

Approx. 47.0 sq. metres (506.1 sq. feet)



Total area: approx. 47.0 sq. metres (506.1 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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