



35 Boxgrove Way, Monksmoor, Daventry, NN11 2PQ
£179,995 Leasehold

Introducing to market; a modern and spacious two bedroom apartment located in the popular Monksmoor development of Daventry, a stone's throw from the country park and close to local amenities. The property benefits from access to a bike shed and allocated parking. The accommodation comprises communal entrance hall, apartment entrance hall, spacious open plan living/dining room and kitchen with French doors to a Juliette balcony. Main bedroom with additional French doors to a Juliette balcony and an en-suite shower room, a second double bedroom and family bathroom. EPC Rating: B. Council Tax Band: B

We have been advised of the following: Ground rent £250.00 pa (review date yearly). Service Charge £1712.00 pa (review date yearly) 118 years remaining on lease. Estate charge £322.00 pa This information would need to be verified by your chosen legal representative.

Open Plan Living/Diner/Kitchen Area | Two Double Bedrooms | Modern & Well Presented | Telephone Entry System | En-Suite To Main Bedroom | Desirable Location

modern marketing · traditional values

ENTRANCE HALL

Solid entrance door. Two storage cupboards.
Radiator.

DRAFT DETAILS

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

OPEN PLAN LIVING/DINER/KITCHEN AREA

5.99m x 3.45m (19'8 x 11'4) Max

Lounge area – uPVC double glazed French doors to the front elevation, with Juliet balcony. Radiator.

Kitchen Area – uPVC double glazed window to rear elevation. Wood effect vinyl flooring. Roll top laminate work surfaces. Bosch four ring gas hob, integrated Bosch double oven and stainless steel extractor hood. Stainless steel one and a half bowl sink and drainer.

BEDROOM ONE 4.09m x 2.90m (13'5 x 9'6)

uPVC double glazed French doors to front elevation, with Juliet balcony. Radiator.

EN-SUITE 1.93m x 1.70m (6'4 x 5'7)

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

BEDROOM TWO 2.82m x 2.82m (9'3 x 9'3)

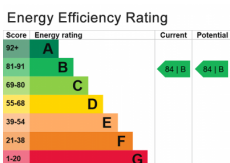
uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.03m x 1.88m (6'8 x 6'2)

Obscure uPVC double glazed window to rear elevation. Suite comprising low level WC, wash hand basin and bath. Heated towel rail. Tiling to splash back areas.

AGENTS NOTE

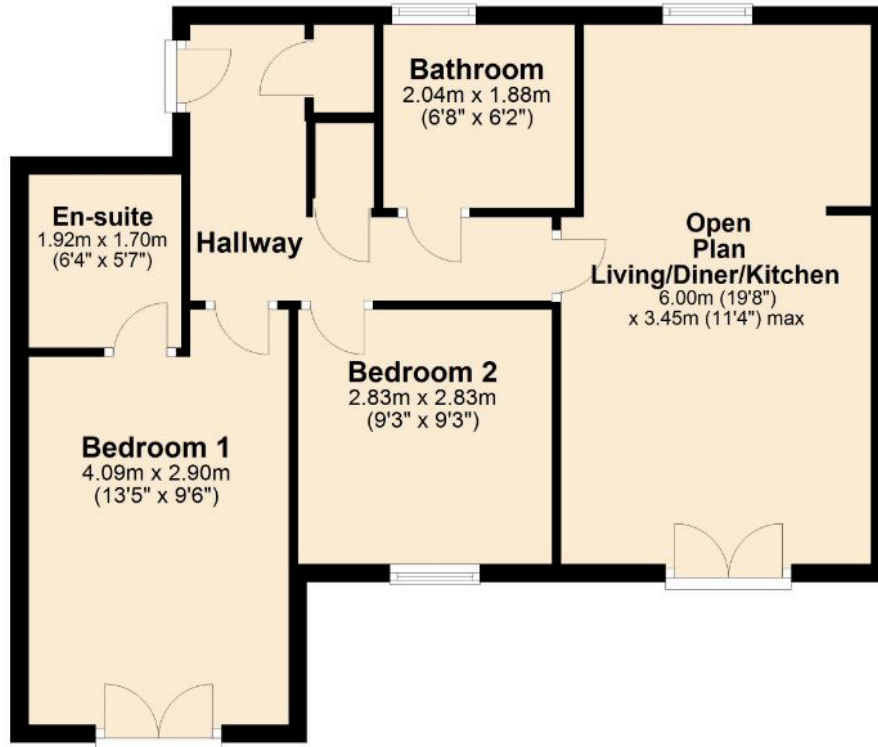
We have been advised of the following: Ground rent £250.00 pa (review date yearly). Service Charge £169.00 pa (review date yearly) 118 years remaining on lease. This information would need to be verified by your chosen legal representative.



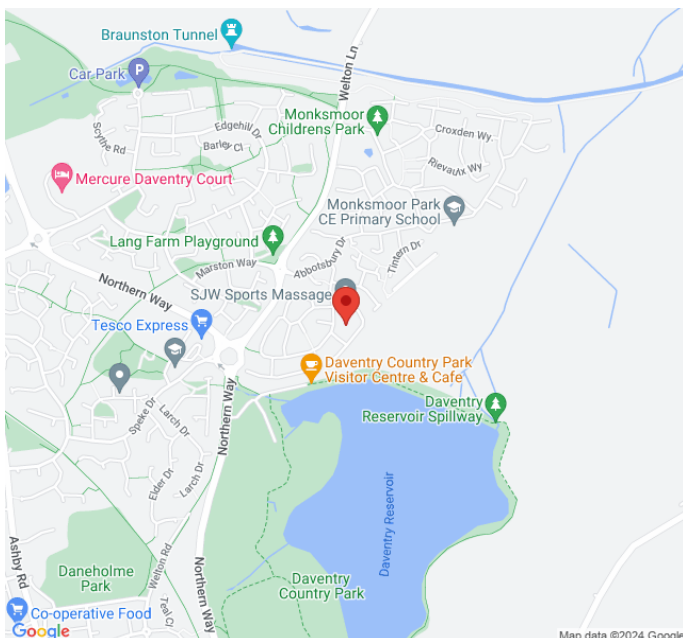
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 57.9 sq. metres (622.9 sq. feet)



Total area: approx. 57.9 sq. metres (622.9 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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