

TOP FLOOR
APARTMENT



THE ALBANY

Primrose Hill, Daventry, NN11 4GF



DAVID COSBY
ESTATE AGENTS



The Albany

Primrose Hill, Daventry, NN11 4GF

Total GIA | Approx. 144 sqm (657 sqft)



2 Bedrooms



1 Reception



1 Bathroom

Features

- Immaculately presented top-floor apartment
- Two bedrooms
- Recently refitted kitchen and bathroom
- Spacious dual-aspect open-plan living and dining area
- Juliet balcony
- No onward chain
- Ideal buy-to-let investment or first-time purchase
- Communal permit parking
- Prime town centre location with excellent amenities nearby

Description

Located on the top floor of a purpose-built apartment block in the heart of Daventry town centre, this immaculately presented two-bedroom apartment has been recently refurbished and is ideal for both buy-to-let investors and first-time buyers. The property benefits from a newly refitted kitchen and bathroom, new flooring throughout, and double-glazed windows to all rooms. A spacious dual-aspect open-plan living and dining area with a Juliet balcony provides excellent natural light, while communal permit parking adds further convenience. Offered with no onward chain, this apartment presents a fantastic opportunity for those seeking a well-presented home in a prime location.



A recently refurbished top-floor two-bedroom apartment in the heart of Daventry, featuring a refitted kitchen and bathroom, new flooring throughout, double-glazed windows, a spacious dual-aspect living area with a Juliet balcony, and communal permit parking, offered with no onward chain.

The Property

Entrance Hall

Accessed via a four-panel door with traditional ironmongery, the entrance hall is neutrally decorated and features a coir entrance mat leading to newly fitted plush cut pile carpet. Matching panel doors open to the principal bedrooms, bathroom, kitchen, and sitting/dining room. Two built-in storage cupboards provide practical storage solutions, one housing the hot water cylinder and water tank with fitted shelving. A timber ceiling hatch offers access to the roof space, and perimeter ovolo covings enhance the finish. Heating is provided by contemporary electric panel heaters with timer controls, and evenly spaced recessed light fittings ensure good illumination.

Kitchen

The kitchen has been recently refitted with a stylish range of off-white base and wall units complemented by roll-top work surfaces. A stainless-steel sink and drainer with a chrome mixer tap sits beneath a two-unit double-glazed top-hung casement window, providing natural light and ventilation. The kitchen is well-equipped with a built-in four-burner induction hob, a single-door electric oven, and a brushed chrome extractor hood with built-in lighting. There is space for a large fridge-freezer, washing machine, and tumble dryer. White ceramic tiles provide a clean and practical splashback, and additional low-level plinth lighting enhances the ambiance. The floor is finished with marble-effect sheet vinyl.

Sitting / Dining Room

A bright and spacious dual-aspect living area benefiting from excellent natural light through two double-glazed uPVC casement windows to the front elevation and double-glazed French doors leading to a Juliet balcony. The dining area features oak-effect sheet vinyl flooring with ample space for a dining table and chairs, while the sitting area is fitted with plush cut pile carpet. The walls are neutrally decorated and finished with perimeter ovolo covings. Heating is provided by contemporary electric panel heaters with timer controls.



The Property

Bedroom One

A well-proportioned double bedroom featuring a built-in mirrored double-door wardrobe with upper shelving and a clothes rail. The room is newly decorated with two-tone emulsion walls, complemented by a perimeter ovolo covings. A large three-unit double-glazed casement window offers pleasant views to the side aspect. The floor is finished with plush cut pile carpet, and heating is provided by a programmable electric panel heater.

Bedroom Two

A good-sized second bedroom with natural light from a two-unit double-glazed casement window overlooking the communal gardens. The walls are neutrally decorated incorporating perimeter of ovolo covings, and the floor is finished with newly fitted plush cut pile carpet. Heating is provided by an electric panel heater with timer controls.

Bathroom

The bathroom has been stylishly refitted with a contemporary three-piece suite comprising a bath with a mirrored glazed shower screen and an electric shower over, a ceramic wash hand basin with a chrome mixer tap set within a vanity unit, and a WC with a concealed cistern. Walls are finished with full-height grey ceramic tiling, and the floor is laid with marble-effect sheet vinyl. A frosted double-glazed uPVC casement window provides natural light and ventilation, while an electric chrome ladder towel rail offers additional heating. Mechanical extract ventilation has been installed.

Outside Areas:

The Albany occupies a well-maintained corner plot with herbaceous borders, tree-lined green spaces, and well-lit communal walkways. To the rear of the property there is a large communal permit parking area with refuse storage space.

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Location

The property is situated in the heart of the historic market town of Daventry, offering a wide range of local amenities within easy reach. The pedestrianised Sheaf Street, just a short walk away, is home to a variety of independent boutique shops, cafés, and restaurants.

For those who enjoy the outdoors, Daventry Country Park and Drayton Reservoir provide excellent walking and recreational opportunities. Additionally, Borough Hill—a site of significant archaeological interest with remains of an Iron Age hill fort and Roman settlement—is close by.

Daventry benefits from excellent transport links, with convenient access to major road networks, including the M1, M6, and M45. Long Buckby railway station is a short drive away, offering regular services to Birmingham, Northampton, and London, making commuting straightforward for professionals and families alike.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, & Electricity

Council Tax: Band B **EPC:** D

Broadband: Ultra Fast Broadband Available 330 Mbps Download, 50 Mbps Upload

Agent's Notes:

The property is leasehold.

Term of years remaining: 182

Ground Rent: Not Applicable

Service Charge: Approximately £123.93 pcm (including water rates)

All particulars should be verified by your Legal Adviser

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



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Approximate GIA (Gross Internal Floor Area) = 61 sqm (657 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FLOOR GIA = 144 sqm (1550 sqft)



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Thinking of Selling?



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