

NEW INSTRUCTION



THE ALBANY

Primrose Hill, Daventry, NN11 4GF



DAVID COSBY
ESTATE AGENTS



The Albany

Primrose Hill, Daventry, NN11 4GF

Total GIA | Approx. 61 sqm (657 sqft)



2 Bedrooms



1 Reception



1 Bathroom

Features

- Well-presented ground-floor apartment
- Two bedrooms
- Spacious dual-aspect open-plan living and dining area
- French doors
- No onward chain
- Ideal buy-to-let investment or first-time purchase
- Communal permit parking
- Prime town centre location with excellent amenities nearby

Description

Situated on the ground floor of a purpose-built development in the heart of Daventry, this well-presented two-bedroom apartment offers an excellent opportunity for both first-time buyers and buy-to-let investors. The accommodation includes a spacious, dual-aspect open-plan living and dining area with French doors providing generous natural light, a modern kitchen, and a well-appointed three-piece bathroom.

The apartment benefits from communal permit parking and is offered for sale with no onward chain. Located just moments from the shops, cafes, and local amenities of Daventry town centre, the property combines convenience with low-maintenance living.



A well-presented two-bedroom ground floor apartment in the heart of Daventry, featuring a spacious dual-aspect living area with French doors, modern kitchen, shower room, and communal permit parking. Ideal for first-time buyers or investors. No onward chain. Leasehold with 92 years remaining.

The Property

Entrance Hall

Entered via a panelled door from the communal hallway, the entrance hall is finished with neutral décor and cut pile carpeting. Four-panel internal doors lead to the principal rooms. The space includes a large airing cupboard and further built-in storage cupboard.

Kitchen

Enjoying a pleasant outlook over Albany Court's front courtyard, the kitchen is fitted with a range of oak-effect base and wall units complemented by rolltop work surfaces and a stainless-steel sink and drainer with mixer tap. There is space for a freestanding double oven with an integrated extractor hood and light above, alongside provisions for a washing machine and tall fridge freezer. A two-unit casement window provides natural light, and white ceramic splashback tiles are fitted above the base units for practicality.

Open-Plan Sitting/Dining Room

A bright and inviting dual-aspect living space featuring excellent natural light from two side-facing casement windows and double-glazed French doors opening onto a pleasant communal lawn. The room is neutrally decorated with ovolo coving to the perimeter and fitted with cut pile carpeting. There is ample space to accommodate both a seating area and a good-sized dining table and chairs, making it a versatile and sociable room.

Bedroom 1

A well-proportioned double bedroom with a three-unit casement window overlooking the well-maintained communal grounds. The room is finished with grey cut pile carpet and neutrally decorated walls, and benefits from a generous built-in storage cupboard fitted with a hanging rail and upper shelving.

Bedroom 2

A single bedroom with a two-unit casement window enjoying an outlook over the landscaped communal garden area. The room is decorated in light blue emulsion and finished with grey cut pile carpeting.

Bathroom

The bathroom contains a three-piece suite comprising a bath with a glazed shower screen and an electric shower over, a ceramic wash hand basin with a chrome pillar taps, and a close-coupled WC.





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:** TBC

Broadband: Super Fast Broadband Available 178 Mbps Download

Agent's Notes:

The property is leasehold.

Term of years remaining: 92

Ground Rent: £100/pa

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)



DAVENTRY

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