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2 James Watt Close, Daventry NN11 8RJ

campbells

of Weedon



2 Bedrooms | 1 Bathroom | Open Plan Living | Garage



8 THE WHARF

WEEDON, NN7 4GG



Two Bedrooms



Gated Entrance



First Floor



Open Plan Living Kitchen Dining



Village Location



Gas Central Heating and Upvc Double Glazing



Perfect First Purchase



Ideal Investment Property



Within Easy Reach of Major Road and Rail Links

About the Property

Two Bedroom First Floor Apartment For Sale in Weedon. This two bedroom first floor apartment For Sale in Weedon boasts a garage and benefits from gas central heating. With only two apartments having access via the communal entrance and with no apartments below, it is very quiet and private. Situated in a gated courtyard is offers a lovely setting, ideal for anyone looking for a bolt hole or lock-up-and-leave. Perfect if you are a first time buyer or looking for a great investment opportunity. Well presented with Upvc double glazing and gas central heating it offers open plan living. The living area is bright and spacious and the kitchen is well equipped with built in appliances. Both bedrooms have fitted wardrobes and the bathroom benefits from a shower as well as a bath. The apartment is located within a select courtyard development that sits on the banks of the Grand Union Canal. Being on the edge of Weedon village you are conveniently situated to have access to several major motorways, so commuting is no problem. Weedon itself is very nicely situated in the middle of England. You must take the time to have a look around our Northamptonshire countryside which is beautiful. Weedon is a friendly community with lots of amenities; pubs, shops, doctors, pharmacy, vets and hairdressers to name but a few. Well worth a visit is The Depot! The local primary school is highly regarded and offers a pleasant environment for children to learn. The main road networks are close at hand which makes commuting to anywhere very easy - A5, A45, M1, M45, M6. Long Buckby railway station is only a short car journey away. The Grand Union Canal runs through the village - along with numerous bridleways and footpaths, so going for a walk or run is very easy.

Tenure - Leasehold (with a share of the Freehold) 110 years remaining.

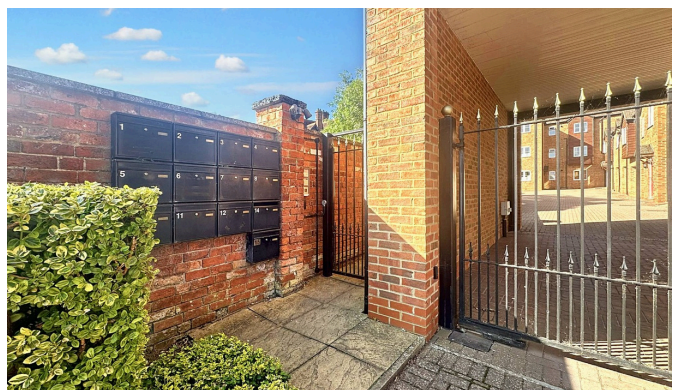
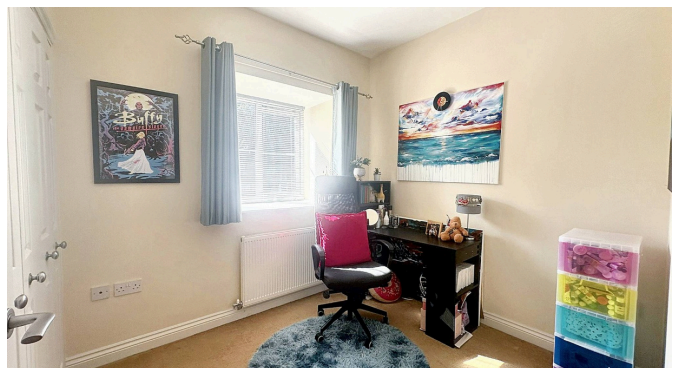
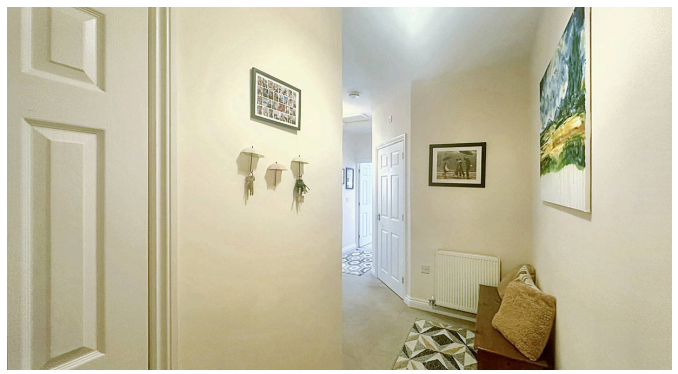
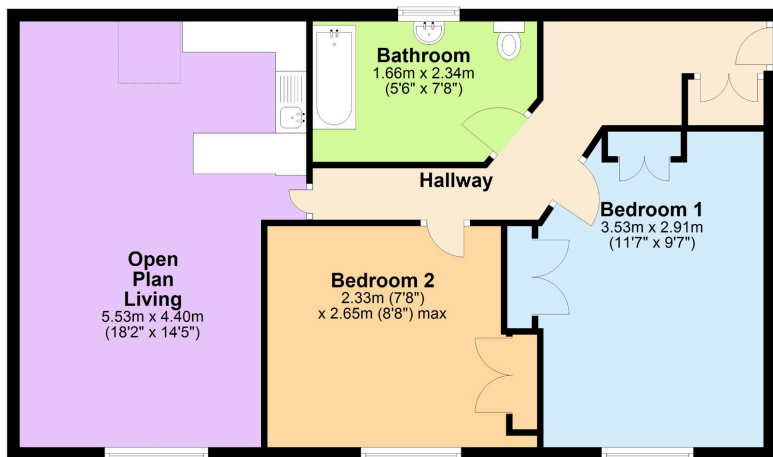
Zero Ground Rent.

Service Charge £541.35 half yearly as at 28/3/2024

Council Tax: Band B

EPC Rating: C

First Floor



Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.