



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Cook Close, Ashby Fields, Daventry NN11

£115,500

1 1 1



*** WHATS COOKING, GOOD LOOKING *** This well-maintained ground floor, one-bedroom flat is perfect for the buy-to-let investor, first-time buyer or even downsizer. Located in Ashby Fields, Daventry, this low-maintenance, easy-to-live kind of pad is perfect for those needing a central location to get anywhere. With a healthy lease of 90 years remaining, uPVC double glazing, modern electric heating, full bathroom with electric shower, open plan living & kitchen area and one double bedroom. To the front is a small garden, side area with a shed, and allocated parking space not far from its own front door. For rental purposes, a gross yield above 6% is realistic. Offered for Sale with no onward chain. EPC E. C/Tax band A.

General Information

GENERAL INFORMATION -

TENURE: we understand from the vendors that the property is Leasehold with vacant possession on completion. we are advised that the service charge is approx £1400 per annum, split into two payments. The ground rent is £100 per annum and the length of remaining lease is 90 years.

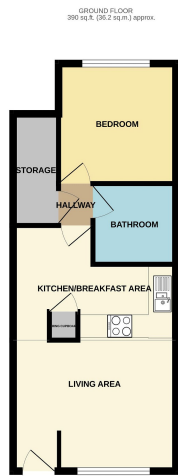
SERVICES: all mains' services are connected apart from gas, none are tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof.
BROADBAND: Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information.

LOCAL AUTHORITY: West Northamptonshire
COUNCIL TAX BAND: A. **ENERGY PERFORMANCE RATING:**

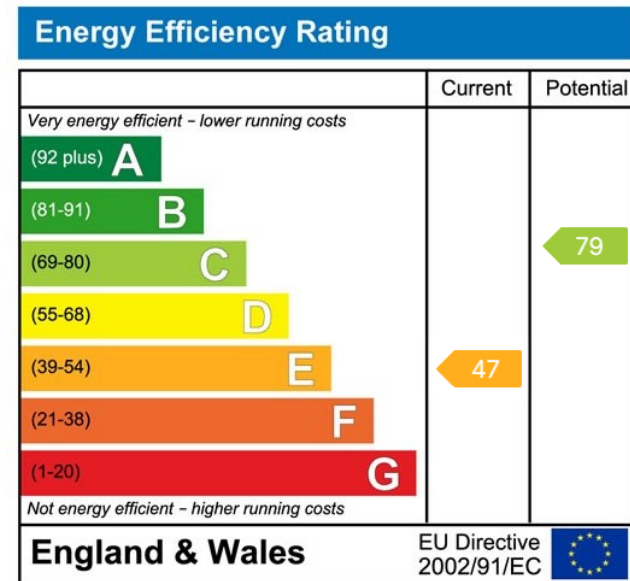
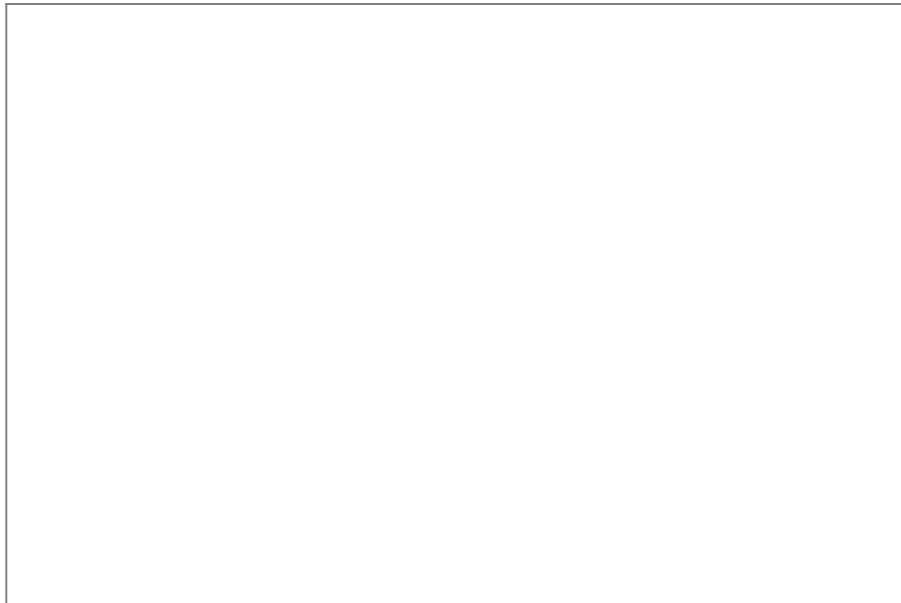
FLOOD RISK: Very Low





TOTAL FLOOR AREA: 390 sq ft (36.2 sq m.) approx.
While every effort has been made to ensure the accuracy of the information contained herein, measurements of floors, rooms, spaces, etc. may vary slightly from those shown on the drawings. The purchaser agrees that the information is for general guidance only and does not constitute a contract. The purchaser agrees to accept the information as shown on the drawings and to hold the developer harmless from all claims, damages, losses, and expenses of any kind, including reasonable attorneys' fees, arising out of or from the purchase of the property.

- Ground Floor Flat
- One Double Bedroom
- Electric Heating
- Living & Kitchen area
- Bathroom
- uPVC double glazed
- Allocated Parking space
- Small Garden to front
- EPC E. C/Tax band A
- NO CHAIN



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