



S&H

Buyer Information Report

5 Abbey Court Thomas Webb Close

Daventry, NN11 4BP

Report compiled

10th June 2024

Welcome to Skilton & Hogg Estate Agents, your trusted partner for all your residential property needs in Daventry, Rugby and the surrounding Villages.

With over 18 years of experience in property related matters across the local region, our dedicated team specialises in the sale of residential homes and is committed to providing exceptional customer service and support. Covering the areas of Daventry, Rugby, and the surrounding villages such as Kilsby, Barby, Weedon, Braunston, Long Buckby, Newnham, Staverton and more.

At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone in your life, and we strive to make the journey as seamless and stress-free as possible.

David Bruckert ANAEA
Skilton & Hogg Estate Agents

Your Property

5 Abbey Court Thomas...

Daventry, NN11 4BP



Property Details

Type of Home	Flats/Maisonettes
Tenure	Leasehold
Number of Bedrooms	1 <i>Actual</i>
Title Number	NN210906
Local Authority	West Northamptonshire
Constituency	-
Ward	Daventry East
Energy Performance	E
Council Tax	Band A Current Annual Charge – £1,430*

* May vary slightly for local parish council differences

Mobile Coverage

EE	Good	O2	Good
Three	Good	Vodafone	Okay

Estimated Broadband Speeds

16Mb Basic	80Mb Superfast
308Mb Ultrafast	308Mb Overall

Flood Risk

Very Low – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

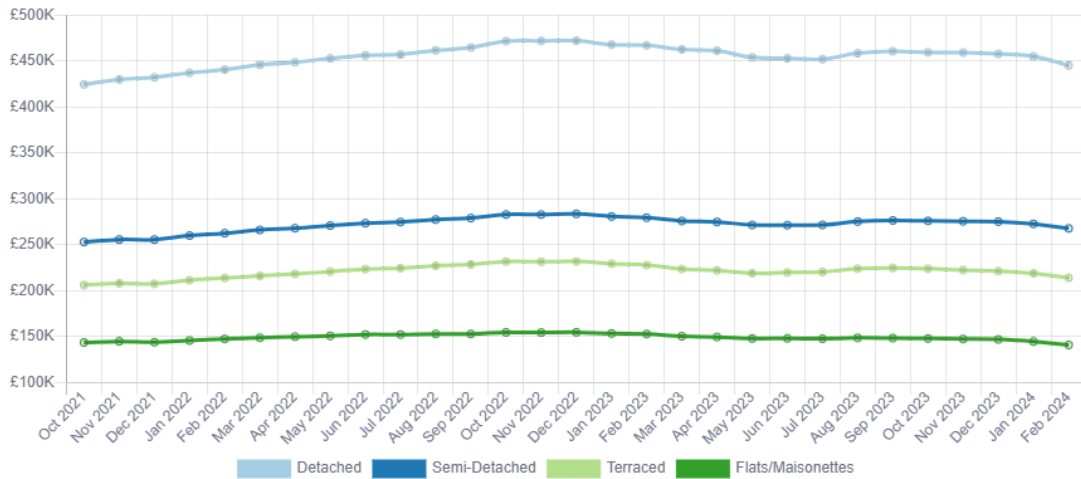
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Your Area

Average House Prices in the West Northamptonshire Local Authority

Since Last Sale in 2021



£130,417

Average price for a Flats/Maisonettes property in NN11

2,492

Number of Flats/Maisonettes properties in NN11

£304,303

Average price for a Flats/Maisonettes property in England

£11,493 ↑ 4%

Average Price Change since 2021

£2,634 ↓ 2%

Flats/Maisonettes Price Change

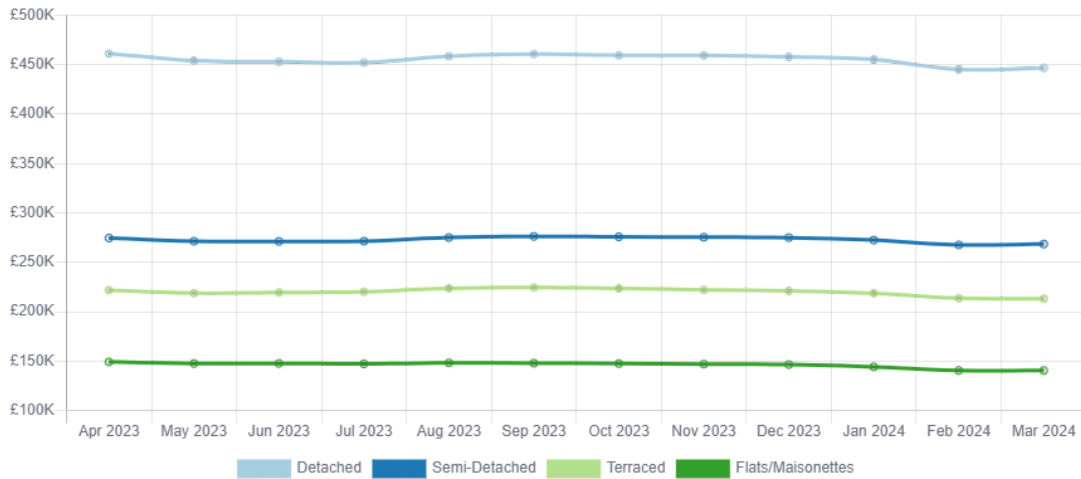
211

Number of Flats/Maisonettes Transactions

Your Area

Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



£325,350

Average price for property in NN11

19,691

Number of properties in NN11

£389,329

Average price for a property in England

£11,016 ↓ 4%

Average Price Change
Last 12 Months

£9,478 ↓ 6%

Flats/Maisonettes Price Change
Last 12 Months

24

Number of Flats/Maisonettes
Transactions
Last 12 Months

Local Sales Activity

LISTED 10 MONTHS AGO


SOLD STC



Abbey Court Thomas Webb **£145,000**
Offers over
📏 12 metres 🏠 2 🏠 Flats/Maisonettes

LISTED 1 YEAR AGO

SOLD STC



New Street **£300,000**
Offers over
📏 0.13 km 🏠 0 🏠 Flats/Maisonettes

ON MARKET 4 MONTHS



New Street Daventry **£420,000**
Offers over
📏 0.13 km 🏠 6 🏠 Detached

LISTED 1 MONTH AGO

SOLD STC



The Cloisters Vicar Lane **£125,000**
Offers over
📏 0.15 km 🏠 2 🏠 Flats/Maisonettes

ON MARKET 1 YEAR



The Cloisters **£99,950**
Offers over
📏 0.16 km 🏠 2 🏠 Flats/Maisonettes

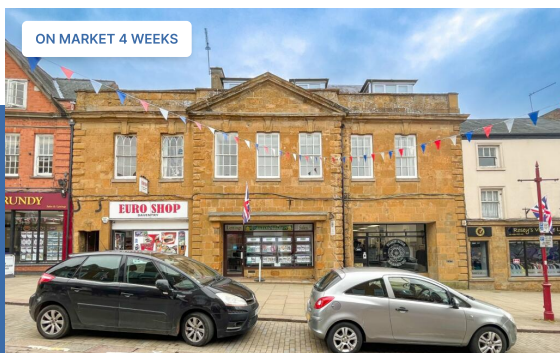
LISTED 4 MONTHS AGO

SOLD STC



Wardens Lodge **£147,000**
Offers over
📏 0.17 km 🏠 2 🏠 Flats/Maisonettes

Local Lettings Activity



ON MARKET 4 WEEKS

Foundry Court

£750

PCM

📏 0.31 km

🏠 0 🏠 Flats/Maisonettes



ON MARKET 4 DAYS

Daventry Town Centre

£670

PCM

📏 0.32 km

🏠 0 🏠 Flats/Maisonettes



ON MARKET 2 WEEKS

Inlands Rise

£950

PCM

📏 0.33 km

🏠 2 🏠 Other



ON MARKET 1 MONTH

Primrose Hill

£1,100

PCM

📏 0.33 km

🏠 3 🏠 Detached



ON MARKET 3 WEEKS

St James Street

£800

PCM

📏 0.47 km

🏠 2 🏠 Terraced



ON MARKET 3 WEEKS

Anson Close

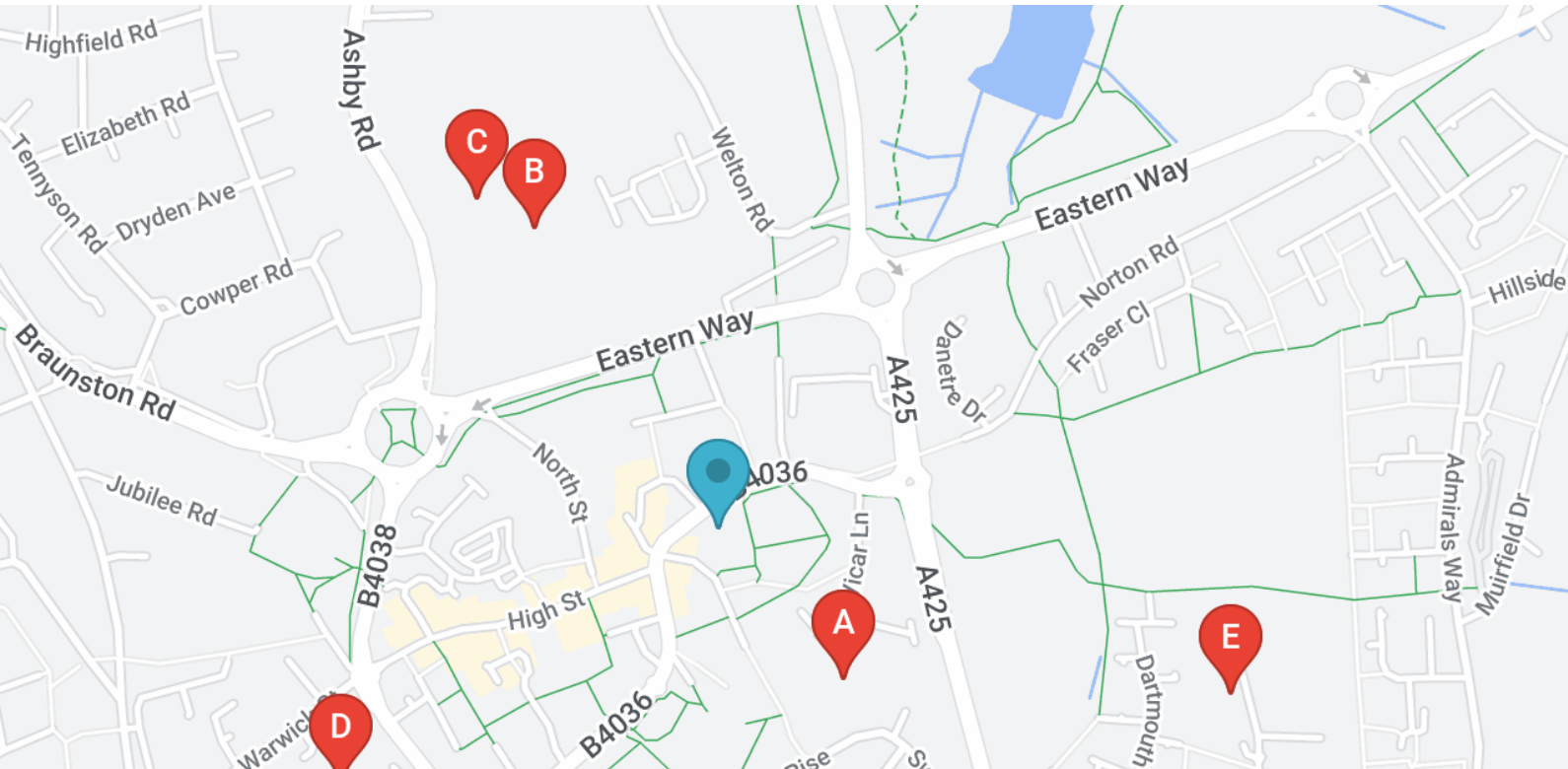
£1,200

PCM

📏 0.53 km

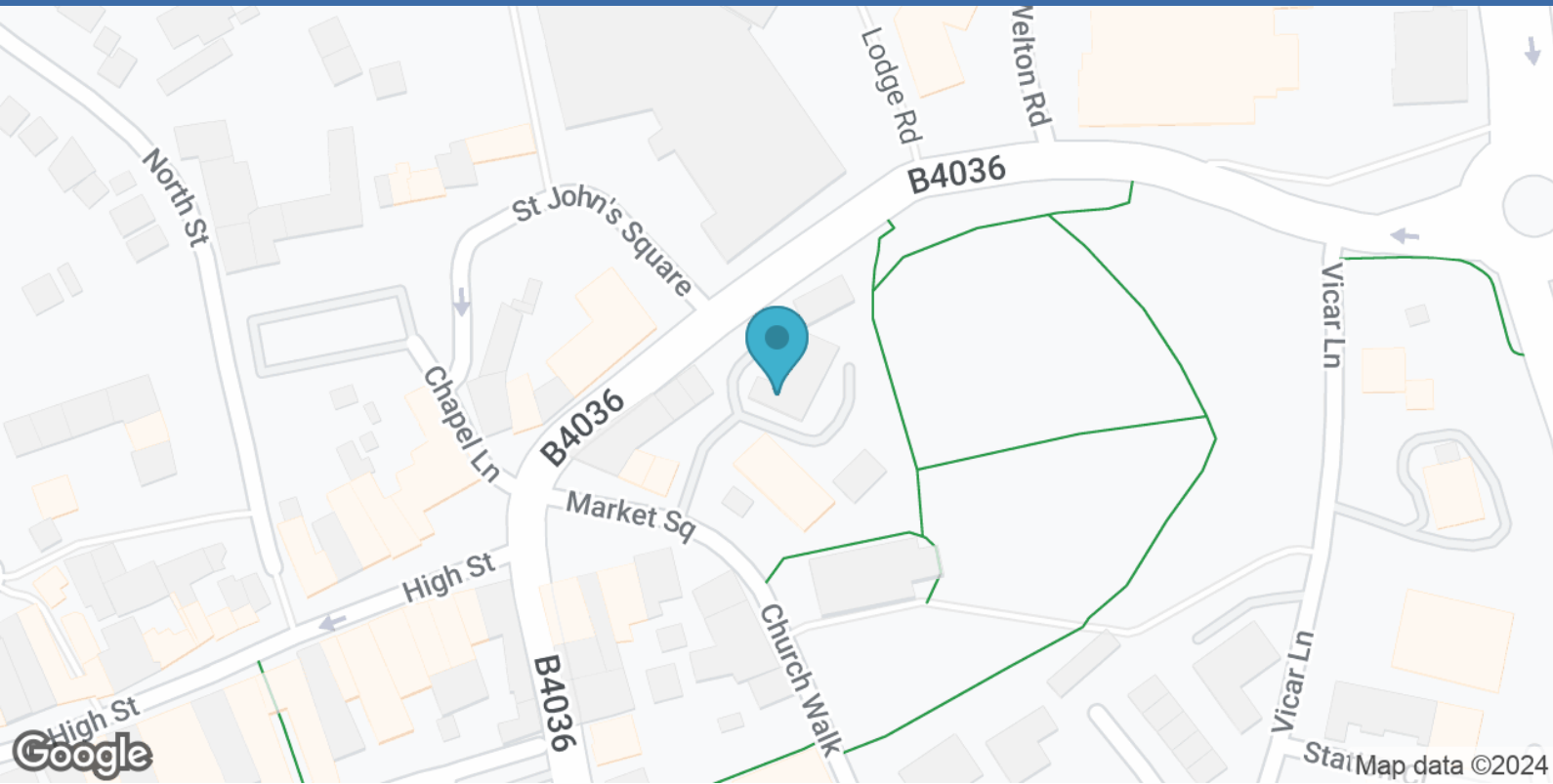
🏠 3 🏠 Semi-Detached

Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
A Abbey CofE Academy	NN11 4GD	Primary	0.23 km	Good
B Daventry Hill School	NN11 0QE	Special	0.42 km	Not rated
C The Parker E-ACT Academy	NN11 0QE	Secondary, Post 16	0.49 km	Good
D St James Infant School	NN11 4AG	Nursery, Primary	0.54 km	Not rated
E DSLV E-ACT Academy	NN11 4LJ	All through	0.64 km	Good

Transport Links



Nearest Motorway Junction *

NAME	DISTANCE
J17 of M1	7.48 km

Nearest Train Station *

NAME	DISTANCE
Long Buckby Rail Station	6.36 km

Nearby Airports *

NAME	DISTANCE
Coventry Airport	24.64 km

*Details provided by Department for Transport

Your Agent

David Bruckert

Owner



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About David Bruckert

An experienced estate agent with nearly 20 years of experience. Passionate about customer service and the clients journey through the market and selling process. A keen eye for social and digital marketing but this doesn't mean that the traditional values of knowing the client, the market and the hard work involved are lost on us.

The logo consists of the letters 'S' and 'H' in a bold, blue, sans-serif font. The 'S' is positioned to the left of the 'H', and they are both contained within a light yellow rectangular background.

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