



# SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

5, Abbey Court Thomas Webb Close  
£126,500

1 1 1



**\*\*\* FIRST HOME OR PRIME INVESTMENT \*\*\*** Is this delightful ground floor flat located in a central location within Daventry and set within a secured development. Through a gated entrance is this development of modern houses and an apartment block. Our flat offers one double bedroom, open plan living/kitchen space, bathroom and features large timber double glazed sash windows with high ceilings giving a period feel within a modern home . A perfect starter home or buy to let investment, with the latter expecting a gross yield in region of 7%. Located just a stones throw from the delightful town centre with cafes, shops and eateries and affording excellent road links to all areas. The property is leasehold, with a generous 108 yrs remaining. EPC E. C/Tax band A. \* Main Picture - Whole block shown.

#### GENERAL INFORMATION -

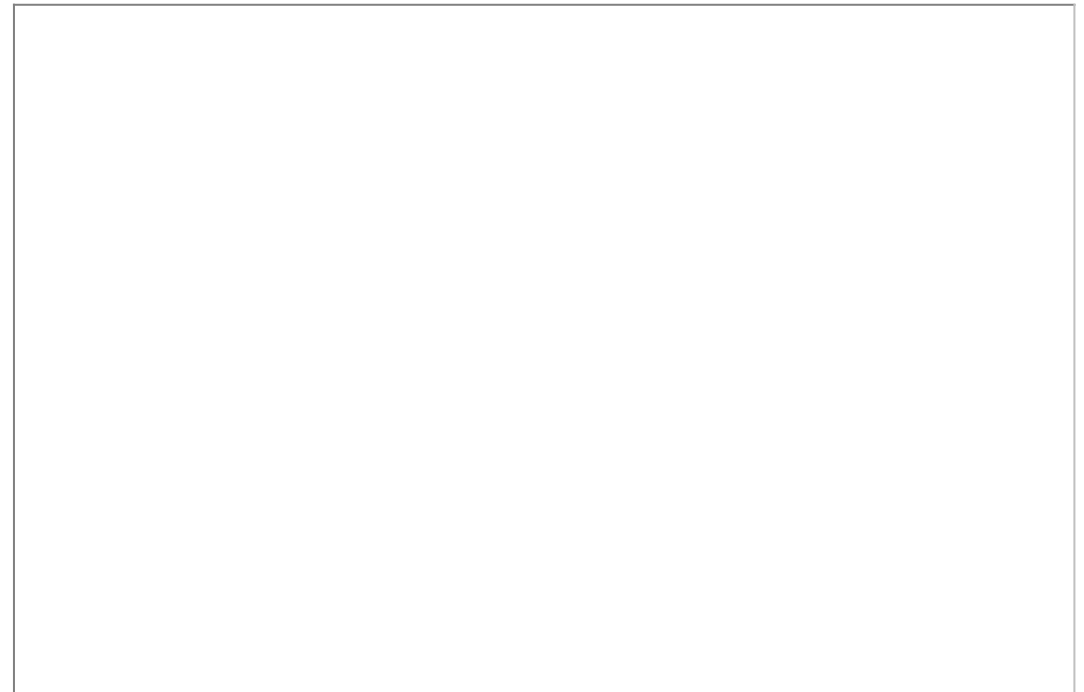
**TENURE:** we understand from the vendors that the property is Leasehold with vacant possession on completion. There is approx. 108yrs remaining on the lease. The service charge is approx. £98 per month and includes building insurance. Ground Rent is £125 per annum.

**SERVICES:** all mains' services ( apart from Gas ) are connected but not 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.

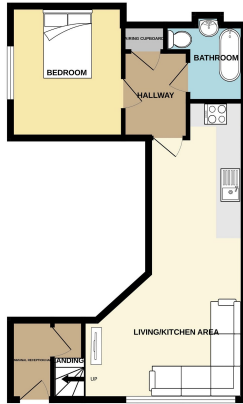
**PROPERTY BUILD TYPE:** We are advised that the property is of Standard construction - Brick with (Communal) Slate/ tile roof.

**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:** E

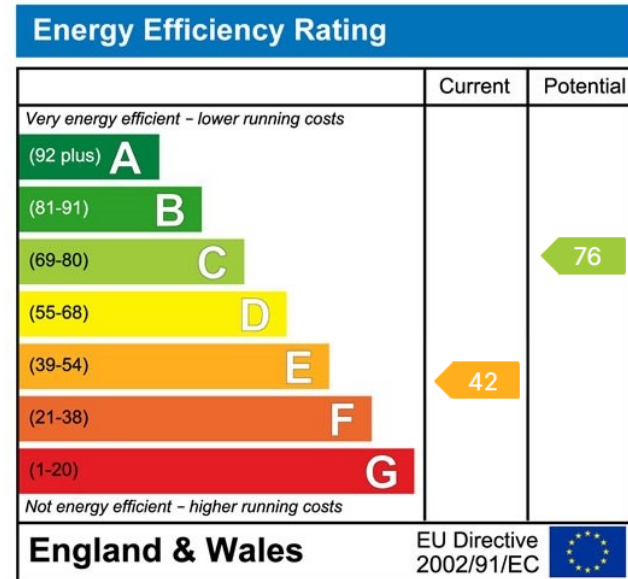
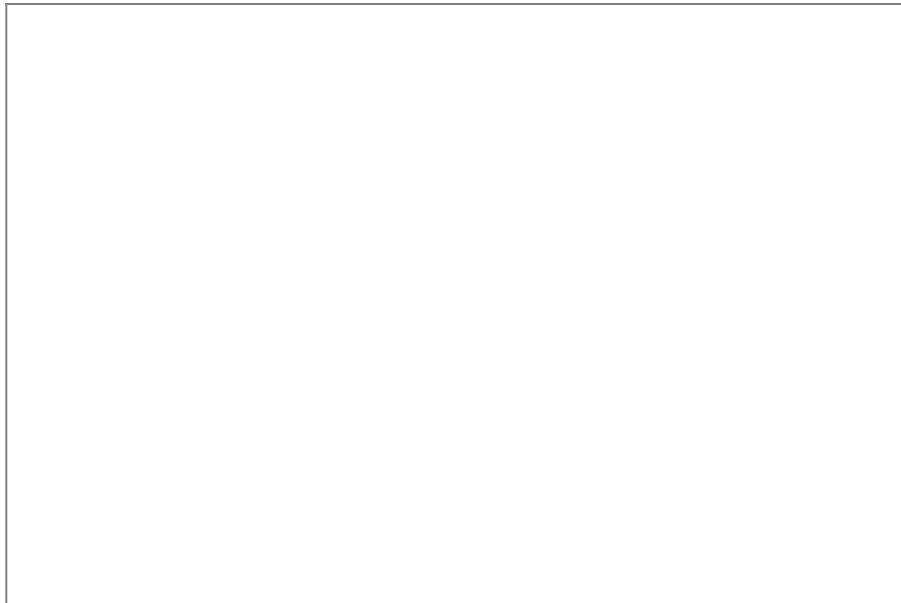


GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



SKILTON & HOGG ESTIMATIONS  
TOTAL FLOOR AREA: 485 sq.ft. (45.1 sq.m.) approx.  
All measurements are approximate and should not be used for legal purposes. Measurements are taken to the internal face of walls and doors. Measurements are taken to the internal face of walls and doors. Measurements are taken to the internal face of walls and doors.

- Ground Floor Flat
- One double bedroom
- Open Plan Living area & Modern Kitchen
- Secure Gated Access
- High Ceilings & Sash Windows
- Leasehold. 108yrs remaining
- Allocated parking
- Ideal BTL or first time buy
- EPC E
- C/Tax Band A



**SKILTON & HOGG**