



Hardwick Hall Way, Daventry NN11 8AQ

welcome to

Hardwick Hall Way, Daventry

A well presented first floor apartment, situated within a popular residential area on the outskirts of Daventry with views over Drayton Reservoir and Parkland.



Entrance

Entrance Hall

Two storage cupboards, central heating thermostat, intercom security entry phone and doors to all rooms,

Kitchen/Living Area

21' 3" x 11' 1" (6.48m x 3.38m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, tiling to splash backs, electric oven and gas hob with cooker hood over, plumbing for washing machine, built in fridge/freezer, double glazed windows to the side and rear aspect, two radiators, cupboard housing central heating and hot water boiler and double glazed French doors to the Juliette balcony

Bedroom One

10' 6" + door recess x 9' 8" (3.20m + door recess x 2.95m)

Double glazed window to the rear aspect, built in wardrobes and radiator

Bedroom Two

11' 3" x 8' 1" (3.43m x 2.46m)

Radiator, double glazed French doors to the Juliette balcony

Bathroom

WC, wash hand basin, bath with mixer taps and shower over, inset ceiling lights, extractor fan, shaver point, part tiling and a heated towel rail

Parking

Allocated off road parking



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welcome to

Hardwick Hall Way, Daventry

- Well presented first floor apartment
- Open plan kitchen and living area
- Two bedrooms
- Allocated parking for one vehicle
- Gas radiator central heating

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NMS115249 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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