



Flat 10 Timken Lodge, Timken Way, Daventry, NN11 9UQ

HOWKINS &  
HARRISON



## Flat 10 Timken Lodge, Timken Way, Daventry, NN11 9UQ

Guide Price: £150,000  
Leasehold

Offered for sale with no onward chain is this well presented first floor apartment with allocated parking situated in the popular Timken development, suitably located within walking distance of Daventry Town Centre and local amenities, ideal for an investment purchase or first time buy.

### Features

- No onward chain
- First floor apartment
- Ideal investment purchase or first time buy
- Open plan lounge/kitchen
- Two bedrooms
- En-suite to master
- Family bathroom
- Allocated parking
- Local amenities
- EPC Rating - C



## Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.

## Lease Details

There is 103 years remaining on the lease. The ground rent is £75 per annum. The service charge is £1006.76 per annum.



## Accommodation

The property enters through a wood effect UPVC door stepping into the entrance hallway leading to all principal rooms, including an open plan lounge/kitchen, two bedrooms with built in storage and en-suite shower room to the master, and family bathroom comprising shower over bath, WC and wash basin. The kitchen area has a range of floor standing and wall mounted units with work surfaces incorporating stainless steel sink, electric oven with hob and extractor over, space and plumbing for undercounter fridge and washing machine.

## Outside

There is allocated parking for one vehicle.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](tel:01327-316880).

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council-Tel:0300-126700  
Council Tax Band-B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

www.ppc4u.com

## Howkins & Harrison

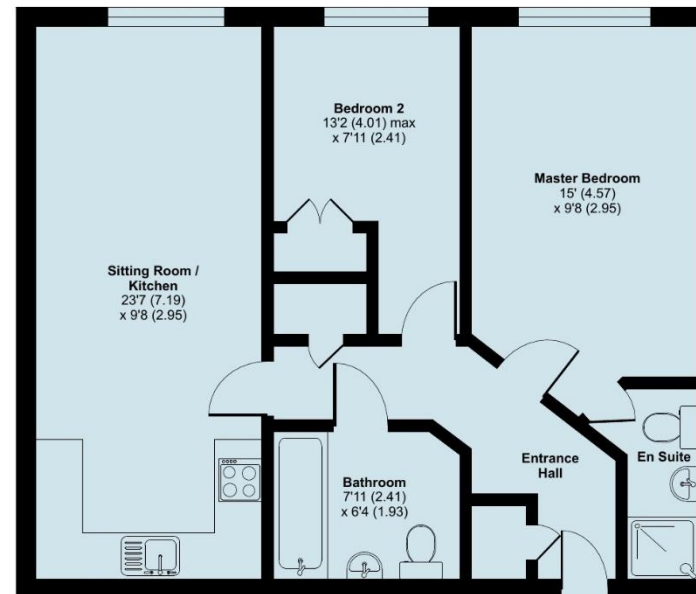
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## Timken Way, Daventry, NN11

Approximate Area = 671 sq ft / 62.3 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Howkins & Harrison. REF: 1287875

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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