



7C Warwick Street, Daventry, Northamptonshire, NN11 4AJ

HOWKINS &
HARRISON

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Northamptonshire, NN11 4AJ

Guide Price: £190,000

A newly built ground-floor maisonette, carefully constructed by Silson Properties Ltd — a respected local, family-run builder with over 50 years of combined experience. Finished with quality fixtures and fittings, the property benefits from a private garden and useful storage shed. Set within an exclusive courtyard development, it offers a rare blend of privacy and convenience, just a short walk from Daventry Town Centre and its excellent range of amenities.

Features

- Brand new ground-floor maisonette
- Constructed by the well-established local builders “Silson Properties Ltd”
- Exclusive courtyard development
- Quality fixtures and fittings
- Two bedrooms
- Open plan lounge/kitchen
- Family bathroom
- Private garden and store shed
- Close to town centre
- Ideal first time buy or investment purchase



Location

Daventry Town Centre offers easy access to a variety of local amenities. On Tuesdays and Fridays, the town comes alive with its bustling market, providing fresh produce and unique finds. Nearby, you'll find a selection of independent shops, a post office, supermarkets, banks, hairdressers, and inviting coffee shops, all contributing to the town's vibrant community atmosphere.

For outdoor enthusiasts, the area boasts numerous scenic walking routes, perfect for enjoying the fresh air and the picturesque countryside. Just a short distance away, Daventry Country Park offers a tranquil retreat with its expansive reservoir, nature trails, and a playground, making it an ideal spot for family outings. Additionally, the Drayton Reservoir, renowned for its excellent fishing opportunities, is located nearby, catering to those interested in angling.

Whether you're seeking the convenience of town living or outreach to nature, this location provides the best of both worlds.

Agents Note

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



Accommodation

This well-presented property opens into a welcoming entrance hall leading to all principal rooms. Inside, you'll find two spacious bedrooms, a modern family bathroom, and a bright open-plan living area. The kitchen/lounge benefits from a bay window overlooking the front aspect, filling the space with natural light. The kitchen is fitted with sleek high-gloss wall and base units, a stainless steel sink, and an integrated electric oven, with space and plumbing provided for additional appliances. The family bathroom includes a shower over bath, WC, and wash basin, offering a practical and modern finish. A comfortable home with a smart layout, this property is well-suited for a range of buyers looking for style and convenience.

Outside

The property enjoys a private, lawned garden which wraps around the maisonette, fully enclosed by fencing and accessed via a gated entrance. The front comprises of a block-paved courtyard, approached through the main gate, also benefitting from a charming brick-built store shed providing useful storage.

Lease Information

Lease details to be confirmed but understood to be guided at a 125-year lease, with a peppercorn ground rent and a service charge of £120 per annum, payable in four equal instalments. 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

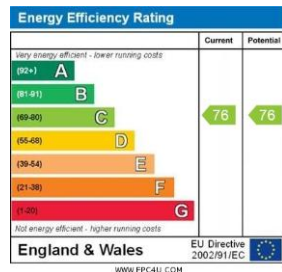
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-TBC



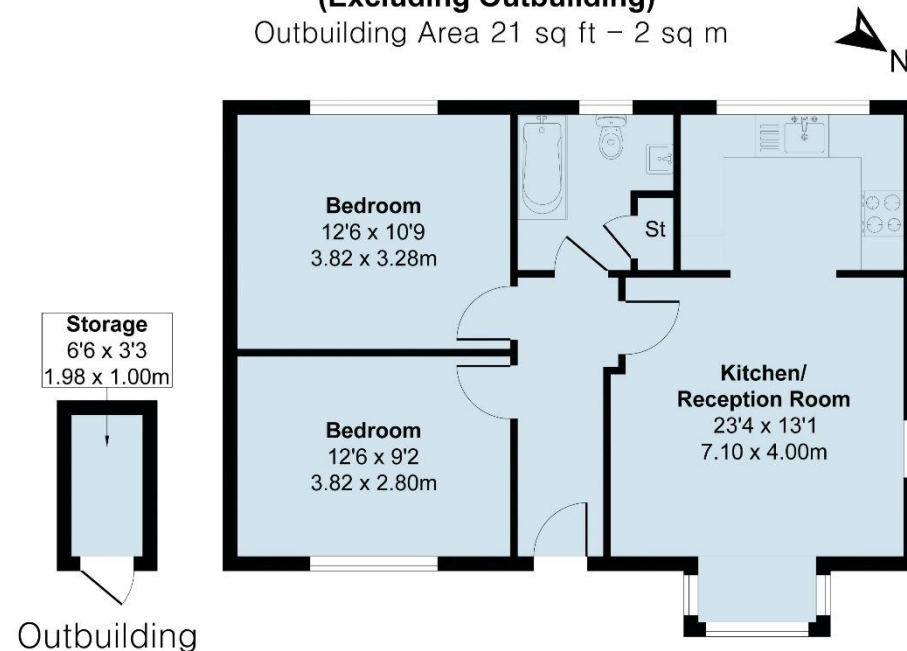
Howkins & Harrison

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Approximate Gross Internal Area 638 sq ft - 59 sq m (Excluding Outbuilding)

Outbuilding Area 21 sq ft - 2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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