



19 Morning Star Road, Daventry, Northamptonshire, NN11 9AB

HOWKINS &  
HARRISON



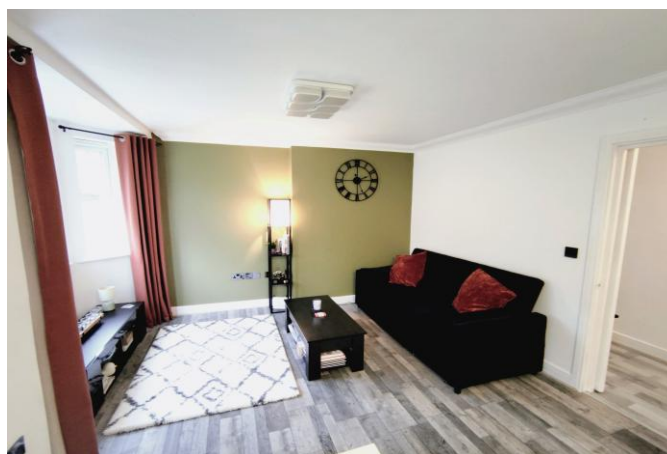
## 19 Morning Star Road, Daventry, Northamptonshire, NN11 9AB

Guide Price: £127,995

A well-presented ground floor one-bedroom apartment modernised in recent years to create a contemporary and stylish living space. The property features an open-plan kitchen/living room with a refitted modern kitchen incorporating integrated appliances, complemented by a bright and comfortable living area. The spacious double bedroom benefits from mirror-fronted fitted wardrobes, while the bathroom has been refitted with a modern three-piece suite. Additional features include an upgraded electric central heating system. Externally, the property offers one allocated parking space. The apartment is offered with no onward chain, making it an ideal turnkey property for a first-time buyer.

### Features

- Ideal first-time purchase or investment property
- Well-presented and no chain
- One bedroom with built-in wardrobes
- Storage in hallway
- Refitted bathroom
- Kitchen/diner/lounge
- Upgraded electric heating system
- Allocated parking
- Close to the town centre and Daventry Country Park
- EPC Rating - C



## 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

The apartment is accessed via a welcoming hallway, with doors leading to the kitchen/living area, bedroom, and bathroom. The stylish open-plan kitchen and living space has been upgraded to create a contemporary kitchen with tiled flooring, integrated appliances including fridge freezer, washer/dryer, dishwasher and induction hob and has a seamless flow into the modern lounge area with laminate flooring. A bay window enjoys a sunny southerly aspect, filling the kitchen, lounge, and bedroom with natural light. The bedroom is a comfortable double, featuring built-in three-door mirror-fronted wardrobes and laminate flooring. The bathroom has been refitted with a modern three-piece suite, including a vanity unit with inset wash hand basin, a bath with shower and screen, and contemporary tiling throughout, including tiled flooring and underfloor heating. Additional benefits include an upgraded electric central heating system with stylish dark grey radiators, combining comfort and modern design.

## Outside

There is one allocated parking space.

## Leasehold Details

Term Of Lease -106 years remaining. Ground Rent is £135 per annum/payable to Rendall & Rittner - subject to yearly review.

Service Charge £1854.80 per annum/ payable to RMG Living - subject to yearly review.

## Viewing

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

## Fixtures and Fittings

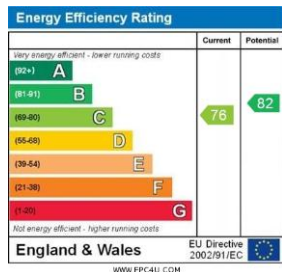
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

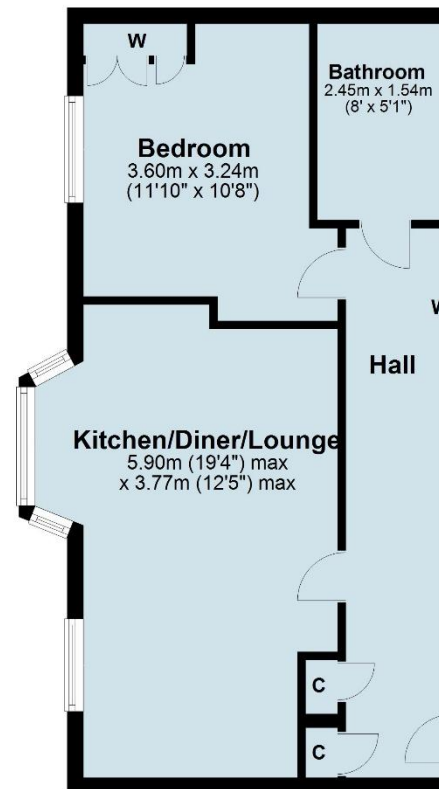
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

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



## Ground Floor



## Howkins & Harrison

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Twitter HowkinsLLP  
Instagram HowkinsLLP

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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