



HOWKINS &
HARRISON

**41 St Peters Close, Daventry, Northamptonshire,
NN11 4SG**

Offers Over £72,000

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A top floor studio apartment on Stefen Hill, ideal as a first purchase or investment opportunity with a gross yield of over 6% and existing tenant in situ, this property sale could not be easier for a landlord looking for a quick purchase. With a nice outlook from the bedroom window and no upper chain, internal viewing is advised. Allocated parking and popular location close to the town centre. Description

Ground Floor

Enter via a door with security spy hole, into: Open living room with window to front aspect. Doors to Dressing room and opening to Kitchen. Fitted Kitchen with wall and base units with rolled edge work surface above. One and half stainless steel sink and drainer. Space and plumbing for washing machine. Space for free standing cooker. Space for tall fridge/freezer. The Bathroom is fitted with a three piece suite comprising: Low level WC, wash hand basin and panelled bath.

Outside

Allocated Parking.

Leasehold Details

Ground rent £60.60 PA

Service Charge £140.00

Floorplan

Howkins and Harrison provide these plans for reference only - they are not to scale.

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

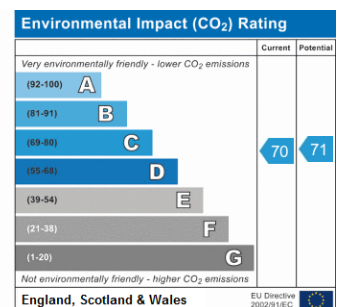
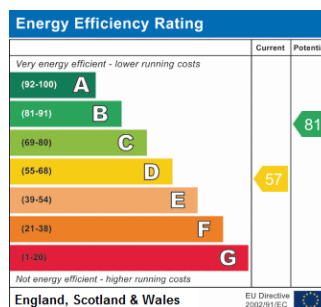
Daventry District Council Lodge Road Daventry Tel: 01327 871100

Council Tax

Banding D

Energy Rating

Rating B



Howkins & Harrison

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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.