

# Bartram & Co



22 Plough Close  
, Daventry, NN11 0NX

Asking Price £134,950 - Leasehold



Council Tax Band: B Service Charge: x Ground Rent: x



## 22 Plough Close

, Daventry, NN11 0NX

Bartram & Co are pleased to present this well-presented two bedroom ground floor apartment situated on the sought after Lang Farm development. The property benefits from Lounge/Diner, kitchen, bathroom, two bedrooms, double glazing and allocated parking.

### LOCATION :

North of Daventry, 2.2 miles (3.54 km) from the centre of the town. 11 miles (18 km) west of Northampton. Junction 16 of the M1 motorway is about 10 miles (16 km) south-east and the nearest railway station is at Long Buckby 6.2 miles (10 km) to the east.

### ENTRANCE HALL :

Enter via panel door, telephone entry system.

### LIVING ROOM / SITTING ROOM :

20'9" x 12'2" (6.33 x 3.72 )

Double glazed window to front and side aspects, electric storage heater, Archway to:

### KITCHEN:

8'9" x 7'10" (2.67 x 2.39)

Double glazed window to front aspect, Fitted with a range of base and eye level units with roll top work surfaces incorporating a single bowl stainless steel sink unit with a swan neck mixer tap over and cupboards below. There are an inset four place electric hob, extractor hood over and an electric oven below. space for: fridge freezer and washing machine.







### **BEDROOM 1**

11'8" x 9'1" (3.57 x 2.78)

Double glazed Window to front aspect, Electric radiator.

### **BEDROOM 2**

7'0" x 6'11" (2.14 x 2.11)

Double glazed Window to front aspect, Electric radiator.

### **BATHROOM :**

8'5" x 5'1" (2.57 x 1.57)

Fitted with a white suite comprising of a panelled bath with mixer tap and shower attachment. Low level WC, pedestal wash hand basin, complementary tiling to wet areas, extractor fan. Electric chrome Ladder wall mounted radiator. Cushion vinyl flooring.

### **Agents Note:**

Please note that this property is leasehold. The service charge is £71.25 Approx. per month, and ground rent is approximately £175.00 per annum (verification recommended by your solicitor). Approx 75 years left on the lease.

## Floor Plan



## Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Town Hall, 86 Watling Street East, Towcester, Northamptonshire, NN12 6BS  
Tel: 01327 359164 Email: towcestersales@bartramandco.co.uk <https://www.bartramandco.co.uk>

## Area Map



## Energy Efficiency Graph

