ASSURED RESIDENTIAL

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Warwickshire, CV1 3JH
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8A High Street
Daventry, NN11 4HT

£925 Per Month

A substantial self-contained apartment set over two floors with its own ground floor entrance off the High Street within Daventry Town Centre. The accommodation comprises living/dining room, kitchen, utility room and WC on the first floor with three good sized bedrooms, study/box room and bathroom on the second floor. The windows are the majority timber frame double glazed and the property has gas fired central heating. Offered on an UNFURNISHED basis and AVAILABLE NOW.

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The property is set back off the High Street above the Co-Op funeral parlour. There is general short term public and street parking available but nothing allocated to the property.

Stairs lead off from the front entrance door to the first floor landing with a storage cupboard.

Living/Dining Room
17'10" x 14'3" (5.46 x 4.36)

A large bright room with two windows to the front with curtains, light orange carpet and a central heating radiator.

Kitchen
11'11" x 9'1" (3.64 x 2.78)

Having maple effect units with inset stainless steel sink and freestanding Indesit double oven with ceramic hob. Tiled floor. There is a door to the rear stairs for pedestrian access only, vehicles are not permitted and there is an outside store.

Utility Room
7'10" x 4'11" (2.41 x 1.51)
A large useful storage space with tiled floor, plumbing for a washing machine (not provided) and housing the combi-boiler.

WC
3'7" x 5'11" (1.11 x 1.81)

Toilet with concealed cistern, basin and central heating radiator. Tiled floor.

Landing/Stairs to the Second Floor

Front Bedroom 1
10'5" x 14'1" (3.19 x 4.30)

Timber framed double glazed window to the front, central heating radiator and grey carpet

Front Bedroom 2
10'6" x 13'8" (3.21 x 4.18)

Timber framed double glazed window to the front, central heating radiator and grey carpet

Rear Bedroom
12'0" x 8'3" (3.66 x 2.52)

Timber framed double glazed window to the rear, central heating radiator and grey carpet

Box Room/Study
8'8" x 5'11" (2.65 x 1.81)

Timber framed double glazed window to the side, central heating radiator and grey carpet

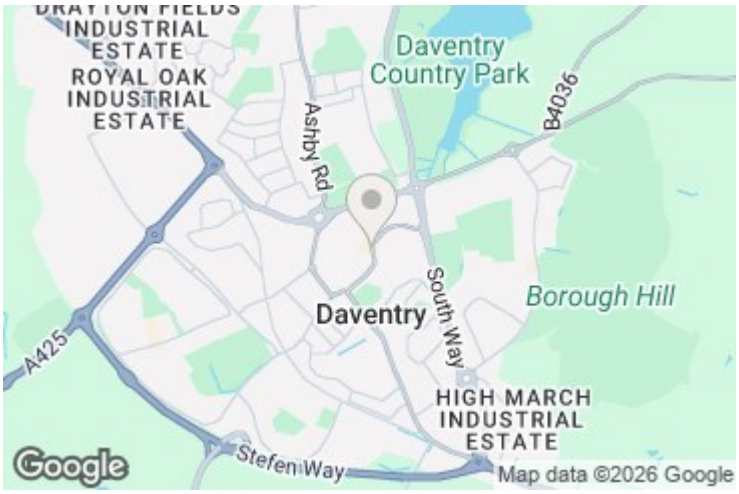
Bathroom
6'1" x 6'7" (1.87 x 2.03)

White suite comprising bath with mixer shower over, pedestal basin and toilet. Central Heating Radiator. Vinyl flooring.

High Street

Council Tax
Band A with West Northamptonshire Council

Deposit
A Security Deposit of £925 in addition to the first month's rent will be payable prior to the start of the tenancy.


DRAYTON FIELDS INDUSTRIAL ESTATE
ROYAL OAK INDUSTRIAL ESTATE
Daventry Country Park
B4036
Ashby Rd
South Way
Borough Hill
Daventry
A425
HIGH MARCH INDUSTRIAL ESTATE
Stefen Way
Google
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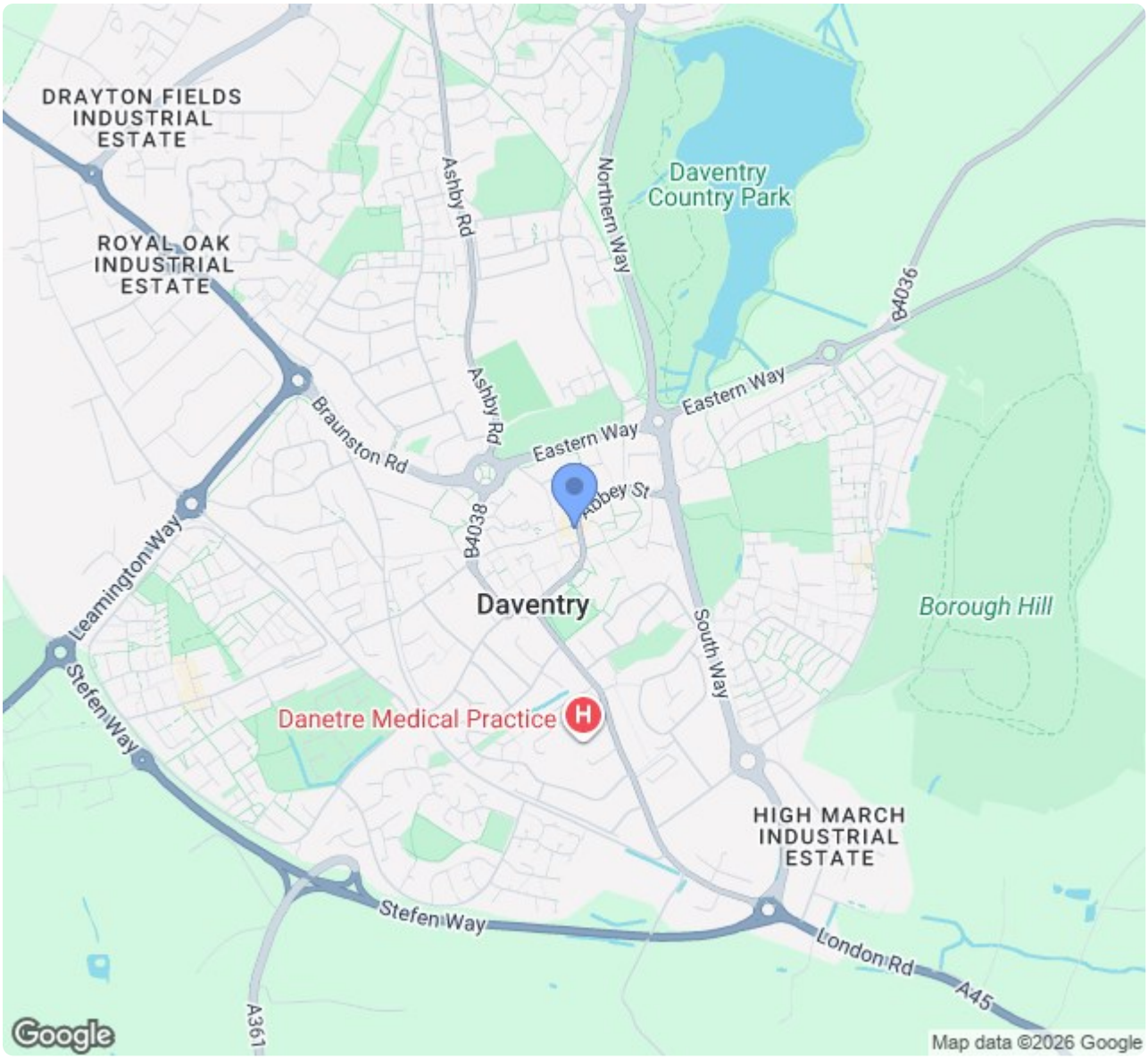

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 or agreement. Prospective tenants 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 firms employment has the authority to make or give any representation or warranty in respect of the property.