



**Connells**

Morning Star Road  
Daventry



## Property Description

A well-presented two double bedroom ground floor apartment situated on the popular Royal Park development. Offering spacious accommodation throughout, the property benefits from an impressive 26ft open-plan living, dining and kitchen area, creating an ideal space for both everyday living and entertaining.

The accommodation further comprises a generous principal bedroom with built-in wardrobes and en-suite shower room, a second double bedroom and a family bathroom. Additional benefits include UPVC double glazed windows, a spacious central hallway with useful storage, an allocated off-road parking space and further communal visitor parking.

This property would make an ideal first-time purchase, investment or downsizing opportunity.

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## Entrance Hall

A spacious entrance hall with an airing cupboard housing the hot water tank and linen shelving, along with additional storage. Doors lead to all accommodation.

## Living/Dining/Kitchen

26' 3" x 22' 10" ( 8.00m x 6.96m )

A spacious open-plan living area with windows to both the front and rear aspects, providing plenty of natural light. The kitchen is fitted with a range of wall and base units, work surfaces, an inset double oven, hob with extractor over, sink and drainer unit, built-in washer/dryer and space for a freestanding fridge/freezer. Ample room is available for both lounge and dining furniture.

## Bedroom One

15' 1" x 13' 9" (max) ( 4.60m x 4.19m (max) )

A generous double bedroom overlooking the rear aspect, benefiting from two built-in double wardrobes and direct access to the en-suite shower room.

## En Suite

9' 3" x 4' 9" ( 2.82m x 1.45m )

Fitted with a three-piece suite comprising a WC, pedestal wash hand basin and shower cubicle.

## Bedroom Two

10' 10" x 9' 4" ( 3.30m x 2.84m )

A further well-proportioned double bedroom with a window overlooking the rear aspect.

## Bathroom

7' 8" x 6' 2" ( 2.34m x 1.88m )

Fitted with a three-piece suite comprising a panel bath, pedestal wash hand basin and

WC.

## Outside

The property benefits from one allocated parking space together with communal visitor parking available within the development.









Total floor area 80.9 m<sup>2</sup> (871 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01788 579880**  
**E [Rugby@connells.co.uk](mailto:Rugby@connells.co.uk)**

25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: C Council Tax  
 Band: B

Service Charge: 996.00 Ground Rent:  
 144.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RBY108215](http://connells.co.uk/Property/RBY108215)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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