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Deerhurst Road
Daventry
Northamptonshire, NN11 2PS
£175,000 Leasehold Apartment



Department: Sales

Tenure: Leasehold

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THIS BEAUTIFULLY PRESENTED TWO BEDROOM TOP FLOOR APARTMENT IS SITUATED IN THE EVER POPULAR MONKSMOOR DEVELOPMENT, OFFERING MODERN LIVING IN A CONVENIENT AND DESIRABLE LOCATION. THOUGHTFULLY DESIGNED WITH CONTEMPORARY FINISHES THROUGHOUT, THE PROPERTY IS PERFECTLY SUITED TO FIRST TIME BUYERS, DOWNSIZERS, OR INVESTORS SEEKING A LOW MAINTENANCE HOME WITH STRONG RENTAL POTENTIAL.

FIRST FLOOR

- KITCHEN/LOUNGE
- BATHROOM
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- OUTSIDE
- PARKING





THE PROPERTY

This beautifully presented two bedroom top floor apartment is situated in the ever popular Monksmoor development, offering modern living in a convenient and desirable location. Thoughtfully designed with contemporary finishes throughout, the property is perfectly suited to first-time buyers, downsizers, or investors seeking a low maintenance home with strong rental potential.

Upon entering the apartment, you are welcomed by a bright and spacious entrance hall. The heart of the home is the impressive open plan kitchen, dining, and living area. An inviting space ideal for both relaxing and entertaining. The area is enhanced by a Juliet balcony, allowing plenty of natural light to flood the room and providing a pleasant outlook with far reaching views. The adjoining fitted kitchen features modern units, ample worktop space, and integrated appliances. The apartment offers two well proportioned double bedrooms. Bedroom one benefits from its own private en-suite shower room. A stylish family bathroom serves the second bedroom and guests.

Externally, the property includes allocated parking, ensuring ease and security for residents. The development itself is well maintained, with pleasant surroundings and easy access to local amenities, green spaces, and transport links. Early viewing is highly recommended to fully appreciate the space, presentation, and lifestyle this fantastic apartment has to offer. EPC Rating: B. Council Tax Band: B.

LEASEHOLD INFORMATION

We have been advised of the following: -

Service Charge - £TBC

Review Date - TBC

Ground Rent: £TBC

Length of Lease: TBC years remaining on lease.

This information would need to be verified by your chosen legal representative.





MATERIAL INFORMATION

Type	Apartment
Age/Era	Ask Agent
Tenure	Leasehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Allocated
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

LOCATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

