



11b Warwick Street, Daventry, Northamptonshire, NN11 4AJ

HOWKINS &  
HARRISON

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Northamptonshire, NN11 4AJ

Guide Price: £175,000

Accessed via the Warwick Street entrance through secure double timber doors, this charming development opens onto an attractive paved communal courtyard. Steps lead up to the detached block, home to two ground-floor and two first-floor apartments, each enjoying its own private entrance. Set well back from the road, the property offers an exceptional level of privacy and a tranquil, tucked-away setting.

### Features

- Brand new first-floor apartment
- Constructed by the well-established local builders Silson Properties Ltd
- Exclusive courtyard development
- Quality fixtures and fittings
- Two bedrooms
- Open plan lounge/kitchen
- Family bathroom
- Private courtyard
- Ideal first time buy or investment purchase
- EPC Rating - B



## Location

Daventry Town Centre offers easy access to a variety of local amenities. On Tuesdays and Fridays, the town comes alive with its bustling market, providing fresh produce and unique finds. Nearby, you'll find a selection of independent shops, a post office, supermarkets, banks, hairdressers, and inviting coffee shops, all contributing to the town's vibrant community atmosphere. For outdoor enthusiasts, the area boasts numerous scenic walking routes, perfect for enjoying the fresh air and the picturesque countryside. Just a short distance away, Daventry Country Park offers a tranquil retreat with its expansive reservoir, nature trails, and a playground, making it an ideal spot for family outings. Additionally, the Drayton Reservoir, renowned for its excellent fishing opportunities, is located nearby, catering to those interested in angling. Whether you're seeking the convenience of town living or outreach to nature, this location provides the best of both worlds.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Accommodation

A solid double-glazed ground-floor entrance door opens into a welcoming hall/lobby, with stairs leading to this first-floor apartment opens into a welcoming hallway with tiled flooring and stairs leading to the accommodation. The property boasts a bright open-plan kitchen, dining, and living area with two front-aspect windows, providing a naturally light and airy feel. The modern fitted kitchen features a sleek work surface, stainless steel sink, built-in oven, electric hob with extractor, tiled splashbacks, and plumbing for a washing machine. Loft access is also available from this space. The fully fitted bathroom includes a panelled bath with chrome mixer taps and overhead shower with screen, low-level WC, and pedestal wash hand basin, complemented by tiled splashbacks. Two well-proportioned bedrooms complete the layout. Bedroom One benefits from dual-aspect windows to the side and rear, and an electric radiator. Bedroom Two enjoys a rear-facing window and electric radiator.

## Outside

Externally, the apartment benefits from a private courtyard with a paved patio and raised planter, enclosed by brick walling and timber fencing, with access to the front via a timber gate.

## Lease Information

Lease details to be confirmed but understood to be guided at a 125-year lease, with a peppercorn ground rent and a service charge of £120 per annum, payable in four equal instalments. Please contact the agent for further details.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](tel:01327-316880).

## 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

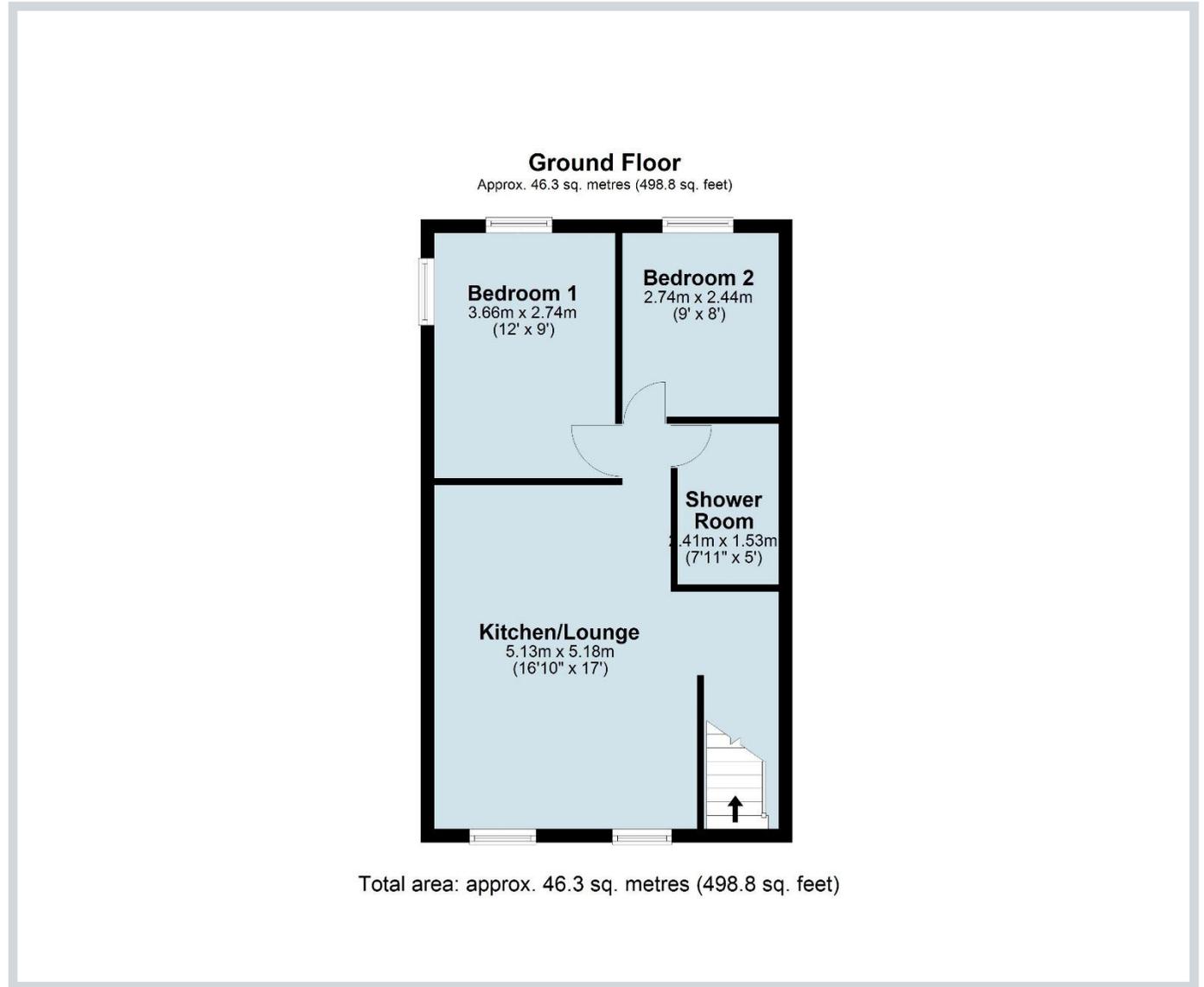
West Northamptonshire Council-Tel:0300-126700  
Council Tax Band-New Build-rate not available



## 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.



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