



8 Buscot Park Way, Daventry, Northamptonshire, NN11 8AT

HOWKINS &  
HARRISON

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Northamptonshire, NN11 8AT

Guide Price: £115,000

A well-presented ground floor apartment located within a popular and well-established development, conveniently positioned close to a range of local amenities including shops and parks, all within walking distance. The property benefits from allocated parking for one vehicle and comprises a bright sitting room, fitted kitchen, double bedroom and en-suite shower room. An ideal opportunity for first-time buyers or investors alike.

#### Features

- Ground floor apartment
- One bedroom with en-suite
- Fitted kitchen
- Open plan sitting room
- Gas central heating
- Allocated parking
- Triple glazed windows
- EPC Rating - C



## Location

Middlemore is a modern and expanding residential area located on the northeastern edge of Daventry, Northamptonshire. The community is popular with families and professionals alike, offering a blend of suburban convenience and access to the surrounding countryside. Local amenities include the family-friendly Middlemore Farm pub and restaurant, housed in a charming Grade II listed former farmhouse, while nearby bus stops provide regular connections into Daventry town centre.

The area is surrounded by scenic countryside, with easy walking access to Daventry Country Park, a 66-hectare Local Nature Reserve featuring woodlands, meadows, and the Daventry Reservoir. This makes it an ideal location for those who enjoy walking, wildlife spotting, or simply spending time outdoors. Water enthusiasts are also well catered for, as Middlemore sits close to Drayton Reservoir, home to the Rugby & Daventry Sailing Club and offering fishing opportunities along its banks. With its combination of amenities, recreational options, and tranquil setting, Middlemore provides a highly attractive location for those seeking a balanced lifestyle.



## Accommodation

The property is accessed via a secure communal entrance and offers well-presented accommodation throughout with replacement triple glazed windows. The open-plan living area incorporates a modern fitted kitchen with a range of wall and base units, complementary work surfaces, stainless steel sink, integrated oven, gas hob with extractor hood, and space for a washing machine and fridge/freezer. The accommodation further comprises a generous double bedroom with fitted wardrobes, and a well-appointed en-suite bathroom featuring a shower over the bath, WC and wash hand basin.

## Outside

The property benefits from allocated parking for one vehicle.

## Lease Information

Term of 80 year remaining. £131.16 per calendar month for Service Charge (subject to change)

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. 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.

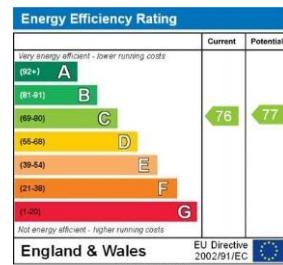
## Services

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-C



## Howkins & Harrison

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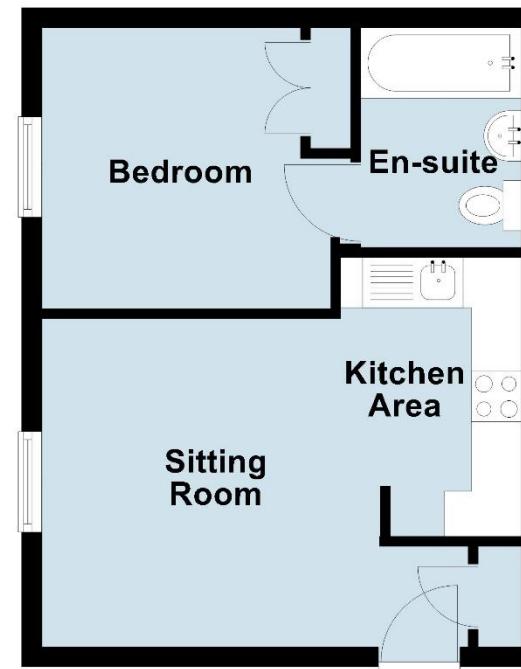
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## Ground Floor

Approx. 29.0 sq. metres (312.1 sq. feet)



Total area: approx. 29.0 sq. metres (312.1 sq. feet)

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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