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Deerhurst Road, Monksmoor
Daventry
Northamptonshire, NN11 2PS
£179,950 Apartment



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Daventry
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THIS SUPERBLY PRESENTED TWO-BEDROOM TOP-FLOOR APARTMENT IS LOCATED WITHIN THE HIGHLY SOUGHT-AFTER MONKSMOOR DEVELOPMENT, OFFERING STYLISH, MODERN LIVING IN A CONVENIENT AND DESIRABLE SETTING. FINISHED TO A HIGH STANDARD THROUGHOUT, THE PROPERTY IS IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS, OR INVESTORS LOOKING FOR A LOW-MAINTENANCE HOME WITH EXCELLENT RENTAL APPEAL.

FIRST FLOOR

- HALLWAY
- KITCHEN/LIVING AREA
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BATHROOM





THE PROPERTY

The apartment opens into a bright and welcoming entrance hall, setting the tone for the well designed accommodation beyond. At the heart of the home is a spacious open plan kitchen, dining, and living area - a versatile and inviting space perfect for both everyday living and entertaining. A Juliet balcony enhances the room, flooding it with natural light and providing an attractive outlook with far-reaching views. The contemporary fitted kitchen is thoughtfully arranged with sleek units, generous worktop space, and integrated appliances. There are two well proportioned double bedrooms, both offering comfortable accommodation. The principal bedroom benefits from a private en-suite shower room, while a stylish family bathroom serves the second bedroom and visiting guests.

Externally, the property enjoys the added advantage of allocated parking, providing both convenience and peace of mind. The development is well maintained, surrounded by pleasant communal areas, and ideally positioned for access to local amenities, green spaces, and excellent transport links.

Early viewing is highly recommended to fully appreciate the space, quality, and lifestyle this exceptional apartment has to offer.

EPC Rating: B. Council Tax Band: B

LEASEHOLD INFORMATION

We have been advised of the following: -

Service Charge - £1700 pa

Review Date - TBC

Ground Rent: £160 pa

Length of Lease: TBC

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	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 these. 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 to 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.

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketed and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

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

