



2 Thomas Webb Close, Daventry, Northamptonshire, NN11 4BE

HOWKINS &
HARRISON

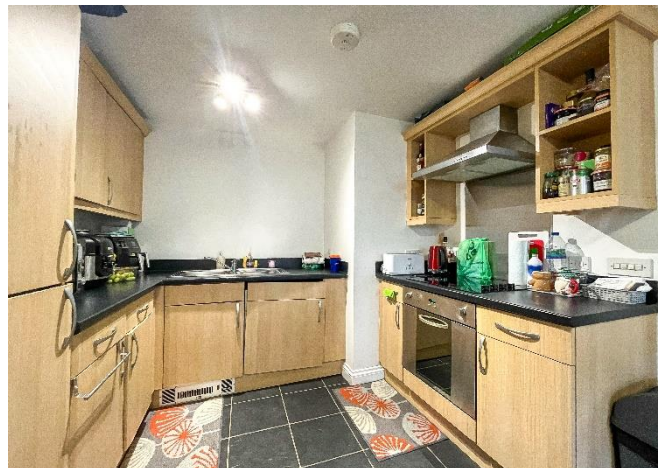
2 Thomas Webb Close, Daventry,
Northamptonshire,
NN11 4BE

Guide Price: £140,000

A well presented two bedroom ground floor apartment with allocated parking situated on the Market Square within a secure gated development, ideal for an investment purchase or first time buy, offered for sale with no upward chain.

Features

- Ground floor apartment
- Open plan lounge/kitchen
- Two bedrooms
- Family bathroom
- Gated development
- Town centre location
- Allocated parking
- Local amenities
- Ideal for investment purchase or first time buy
- EPC rating - D



Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance.

Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.



Accommodation

The property enters through a wood effect Upvc door stepping into the entrance hallway leading to all principal rooms, including an open plan lounge/kitchen, two bedrooms with built in storage to the master, and family bathroom comprising shower over bath, WC and wash basin. The kitchen area has a range of floor standing and wall mounted units with work surfaces incorporating stainless steel sink, electric oven with hob and extractor over, integrated fridge/freezer and washing machine.

Outside

There is allocated parking for one vehicle situated within the secure gated development.

Lease Details

There is 107 years remaining on the lease. The ground rent is £125 per annum. The service charge is £713.76 per annum.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 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.

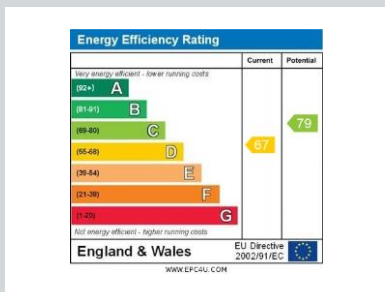
Services

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: 0300-126700

Council Tax Band - A



Howkins & Harrison

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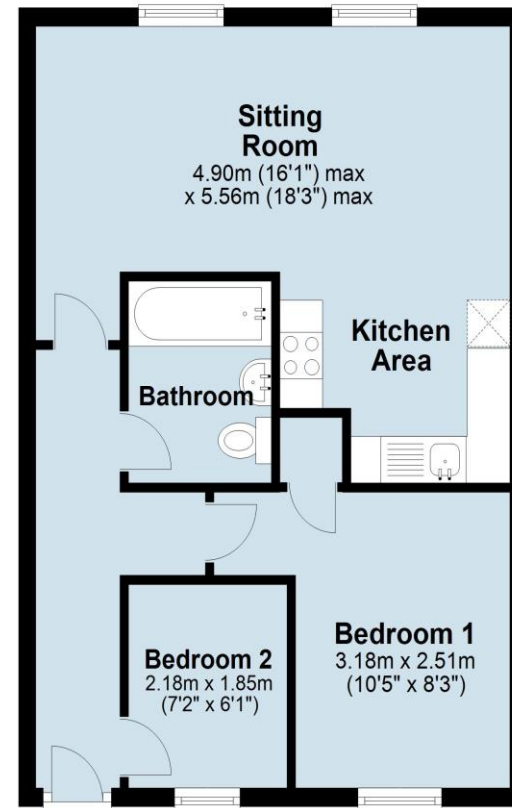
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Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



Total area: approx. 40.7 sq. metres (438.3 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.