



Flat 12 Wardens Lodge, Daventry, Northamptonshire, NN11 4WL

HOWKINS &
HARRISON

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Guide Price: £130,000

A well-presented two-bedroom first floor apartment offered to the market with no onward chain. Ideally located within walking distance of the town centre, the property provides well-arranged accommodation including an L-shaped lounge/diner, fitted kitchen, two bedrooms, bathroom, and a versatile study/boot room ideal for home working or additional storage.

Externally, the apartment benefits from two allocated parking spaces to the front and access to communal green space.

Features

- Offered with NO CHAIN
- Two bedrooms
- First floor flat
- L-Shaped lounge/diner
- Fitted kitchen
- Study/boot room
- Two parking spaces
- EPC Rating - F

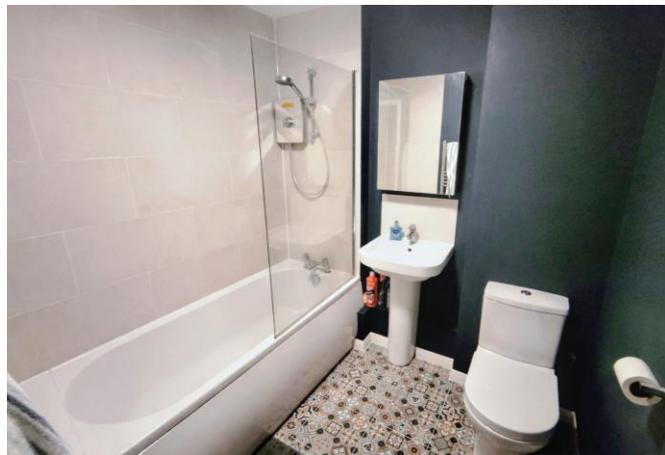


Location

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.

Leasehold Charges

Service Charge - £130.21 per month
Ground Rent - £150 per annum. Taken in 2 payments. £75.00 1st Jan and £75.00 1st July.



Accommodation

A first floor flat accessed via a communal hallway, with stairs rising to the front entrance. The property opens into a welcoming hallway with recessed spotlights, an electric wall heater, loft hatch with pull-down ladder, and a built-in airing cupboard housing the water cylinder and hanging rail. Doors lead to all principal rooms. The lounge/diner is an attractive L-shaped reception room with a window to the front elevation, electric heater, and a double-opening serving hatch through to the kitchen, together with a panelled door providing direct access. The kitchen is fitted with a range of wall and base units with roll-top work surfaces, incorporating a stainless-steel sink with extendable pot-washer mixer tap. There is plumbing for a washing machine, space for a fridge/freezer and cooker, and tiling to the splashback areas. Bedroom One enjoys a window to the rear elevation, electric heater, and exposed wooden floorboards. Bedroom Two benefits from windows to the rear and side elevations, an electric heater with decorative cover, and exposed wooden flooring. The study/boot room has a window to the side, woodblock work surface, fitted shelving, hanging rail, and coat hooks, making it an ideal home office or practical boot room. The bathroom is fitted with a white three-piece suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with power shower over. Further features include tiled flooring, tiling to splashback areas, extractor fan, and chrome heated electric towel rail.

Outside

The property also benefits from parking for two vehicles and access to a communal green space, providing pleasant outdoor areas for residents to enjoy.

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

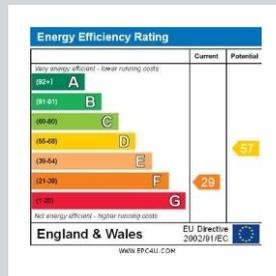
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council-Tel:0300-126700
Council Tax Band-A

Agents Note

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



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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