



Flat 1 Wardens Lodge, North Street, Daventry, Northamptonshire, NN11 4WL

HOWKINS &  
HARRISON

Flat 1, Wardens Lodge, North Street, Daventry, Northamptonshire, NN11 4WL

Guide Price: £115,000

A one bedroomed ground floor apartment offered with NO ONWARD CHAIN.

Conveniently located within close proximity to the town centre, this apartment benefits from an allocated parking space and offers well-proportioned accommodation throughout. The property would benefit from some updating and comprises a lounge, kitchen, bedroom, study/boot room and shower room.

#### Features

- No onward chain
- One bedroomed ground floor apartment
- Part of the converted Grammar school
- Electric heating
- Study/boot room
- Refitted shower room
- Kitchen/breakfast room
- Sitting room
- Allocated parking space
- EPC Rating - E



## 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

Accessed via a communal entrance serving Flats 1–5, this property benefits from its own private entrance door leading into an enclosed porch with front aspect window. A further door opens into the inner hallway, which features a wall mounted electric heater and provides access to all principal rooms. There is also an airing cupboard housing the hot water cylinder with fitted shelving. The sitting room is positioned to the front of the property and benefits from a window allowing for good natural light, along with an electric storage heater. The kitchen is fitted with a range of wall and base units incorporating a built-in wine rack, with roll top work surfaces and a stainless-steel sink with chrome mixer tap. There is plumbing for a washing machine and space for additional white goods. A useful additional room provides flexibility as a study or boot room. The bedroom is a comfortable double room with a window to the front and an electric storage heater. The shower room is fitted with a modern three-piece suite comprising low level WC, wash hand basin set within a vanity unit with cupboards and drawers beneath, and a double shower cubicle. The room is tiled to splashback areas and flooring and benefits from an extractor fan.

## Outside

The property benefits from an allocated parking space for one vehicle, along with access to a well-maintained communal green space.

## Leasehold

The annual service charge for this property is £1,169.76. Annual ground rent is £150.00.

## Viewing

Strictly by prior appointment via the selling agents. Contact Howkins & Harrison. Tel:01327-316880.

## Fixtures and Fittings

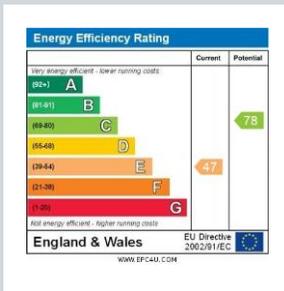
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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  
Council Tax Band - A



## Howkins & Harrison

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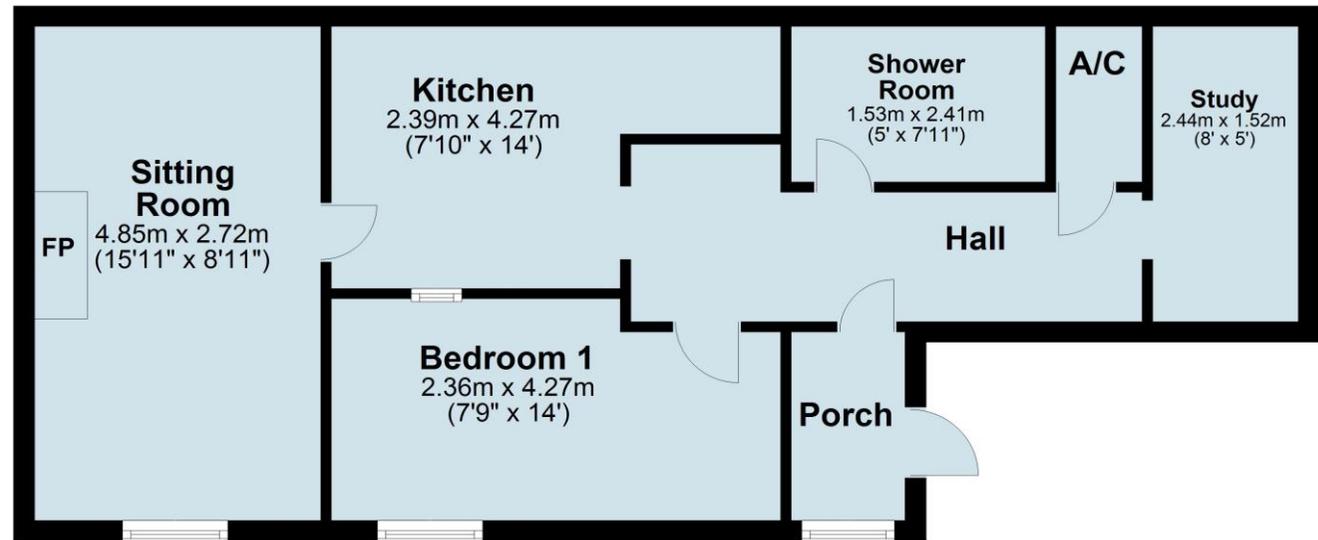
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## Ground Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



Total area: approx. 49.2 sq. metres (529.1 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.