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Farnborough Drive, Daventry
Northamptonshire
NN11 8AL

Offers In Excess Of £120,000 Flat



Department: Sales

Tenure: Leasehold



Jackson Grundy Estate Agents - Daventry
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A SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT LOCATED IN THE DESIRABLE MIDDLEMORE ESTATE CLOSE TO PARKLANDS AND RESERVOIR WALKS.

FIRST FLOOR

- HALLWAY
- LOUNGE
- KITCHEN
- BEDROOM ONE
- BEDROOM TWO
- BATHROOM





THE PROPERTY

A spacious two bedroom first floor apartment located in the desirable Middlemore Estate close to parklands and reservoir walks.

Entrance to the apartment is via a secure entry system. Upon entering the hallway gives access to all rooms, a spacious open-plan lounge with a large bay window, providing an abundance of natural light and offering a superb outlook of the surrounding area. The kitchen is well-appointed with modern appliances, plenty of counter space, and fitted cabinetry, making it perfect for cooking and entertaining. There are two generously sized bedrooms, with the main bedroom benefiting from dual aspect windows. The family bathroom is stylishly designed with contemporary fixtures, including a bathtub with a shower overhead, a vanity unit, and modern tiling throughout.

Outside, the property boasts an allocated parking space. The property is located in a sought-after neighbourhood, with excellent transport links and local amenities just a short walk away.

EPC Rating: B. Council Tax Band: C

LEASHOLD INFORMATION

We have been advised of the following: -

Service Charge - £2000 pa

Review Date - TBC

Ground Rent: £146 pa

Length of Lease: TBC

This information would need to be verified by your chosen legal representative.

MATERIAL INFORMATION

Type	Flat
Age/Era	Ask Agent
Tenure	Leasehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band B
EPC Rating	C
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Electric 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 such. 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 with 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.

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

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

