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# Market Square, Daventry, Northamptonshire, NN11 4BH

£172,500 Apartment

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold







## Property Summary

A modern two bedroom first floor apartment with allocated parking, ideally situated in the heart of Daventry town centre—just a short stroll from a variety of shops, cafés, restaurants, and local amenities, as well as excellent transport links.

## Features & Utilities

- ✓ Two Bedrooms
- ✓ First Floor
- ✓ Apartment
- ✓ En-Suite To Main Bedroom
- ✓ Allocated Parking
- ✓ Ideal First Time Buyer Or Investor
- ✓ 22ft Lounge Diner
- ✓ Town Centre Location
- ✓ Well Proportioned Rooms
- ✓ Gated Development

# Property Overview

A modern two bedroom first floor apartment, ideally situated in the heart of Daventry town centre—just a short stroll from a variety of shops, cafés, restaurants, and local amenities, as well as excellent transport links. The well presented accommodation features a spacious open-plan kitchen/lounge/diner, two generous double bedrooms including an en-suite to the main bedroom, and a separate bathroom. The property also benefits from secure, gated, allocated parking—offering peace of mind and convenience. EPC Rating: C. Council Tax Band: B.

## ENTRANCE

Entry gained via communal front door. Telecom system.

## HALL

Solid wood door. Electric radiator. Access to all rooms;

## BEDROOM ONE 15'9" x 8'2" (4.80m x 2.50m) Maximum

uPVC double glazed window to front elevation. Electric radiator.

## EN-SUITE

Low level WC. Pedestal wash hand basin with stainless steel mixer tap. Tiled shower cubicle with glazed screens. Tiling to splash back areas.

## BEDROOM TWO 12'4" x 7'9" (3.76m x 2.36m)

uPVC double glazed window to front elevation. Electric radiator.

## BATHROOM

Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment. Heated towel rail. Tiling to splash back areas.

## LOUNGE/KITCHEN/DINER 22'4" x 11'11" (6.81m x 3.63m) Maximum

## LOUNGE AREA

Two uPVC double glazed windows to front elevation. Electric radiator.

## KITCHEN AREA

Fitted with a range of wall mounted and base level cupboards and drawers with roll top work surfaces. Stainless steel sink and drainer. Integrated appliances to include induction hob, oven and extractor canopy, fridge freezer and washing machine. Tiling to splash back areas. Vinyl flooring.

## OUTSIDE

### ALLOCATED PARKING

Gated and secured.

### MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – No

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Electric

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £85 pcm

Review Date – TBC

Ground Rent: £125 pa

Length of Lease: 105 Years from 2006

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

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

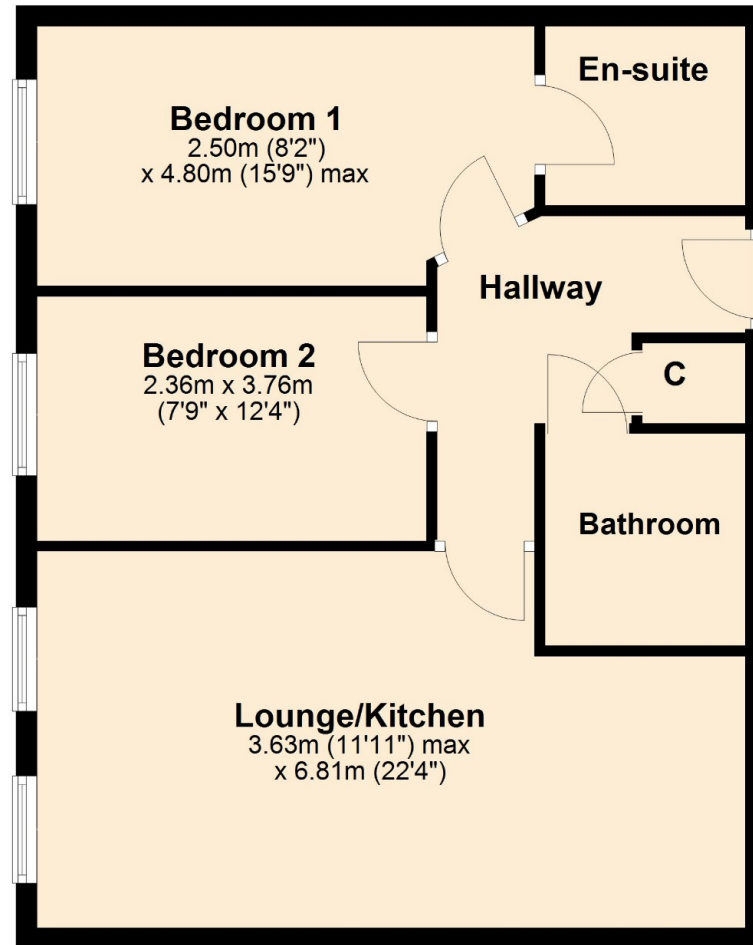
### AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii 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 iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

# Floorplan

## Ground Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 58.0 sq. metres (624.3 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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