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# Timken Way, Daventry, NN11 9UR

£115,000 - Offers Over Flat



**Platinum Trusted Service Award**

Based on service ratings over the past year

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Department: Sales

Tenure: Leasehold



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## Property Summary

This well presented top floor one bedroom flat is situated in a quiet position within the popular Timken Estate, offering an appealing option for both first time buyers and investors.

## Features & Utilities

- ✓ One Bedroom Flat
- ✓ Top Floor
- ✓ Gas Central Heating
- ✓ Open Plan Living/Dining Room
- ✓ Kitchen
- ✓ Generous Loft space storage
- ✓ Double Bedroom
- ✓ Allocated & Visitor Parking
- ✓ uPVC Double Glazing
- ✓ Council Tax Band (A) & EPC Rating (C)

# Property Overview

This well presented top floor one bedroom flat is situated in a quiet position within the popular Timken Estate, offering an appealing option for both first time buyers and investors. Inside, the property provides a spacious double bedroom complete with built in wardrobe space, along with a bathroom that has been kept in good order. The hallway includes a useful storage cupboard, loft access, and an intercom system, adding convenience to the layout. The main living area is a bright, open plan space extending across the width of the flat, featuring wood effect flooring, two radiators, and a rear facing window that brings in plenty of natural light. Double doors from here lead into the separate kitchen, which is fitted with a range of wall and base units, work surfaces, tiled splashbacks, an electric oven and hob with extractor, and space for essential appliances.

Outside, the flat benefits from a secure communal entrance with intercom access, allocated parking. The property also features gas central heating, uPVC double glazing, and the advantage of loft storage.

## LEASEHOLD INFORMATION

We have been advised of the following: –

Service Charge – £88 pcm

Review Date – April 2026

Ground Rent: £150 pa

Length of Lease: 102 years approximately on lease.

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

EPC Rating: C. Council Tax Band: A.

## TOP FLOOR

### LOUNGE/DINING ROOM

**KITCHEN**

**BEDROOM**

**BATHROOM**

**OUTSIDE**

**ALLOCATED PARKING SPACE**

**VISITORS PARKING SPACE**

**MATERIAL INFORMATION**

Type – Flat

Age/Era – Ask Agent

Tenure – Leasehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band A

EPC Rating – C

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – 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

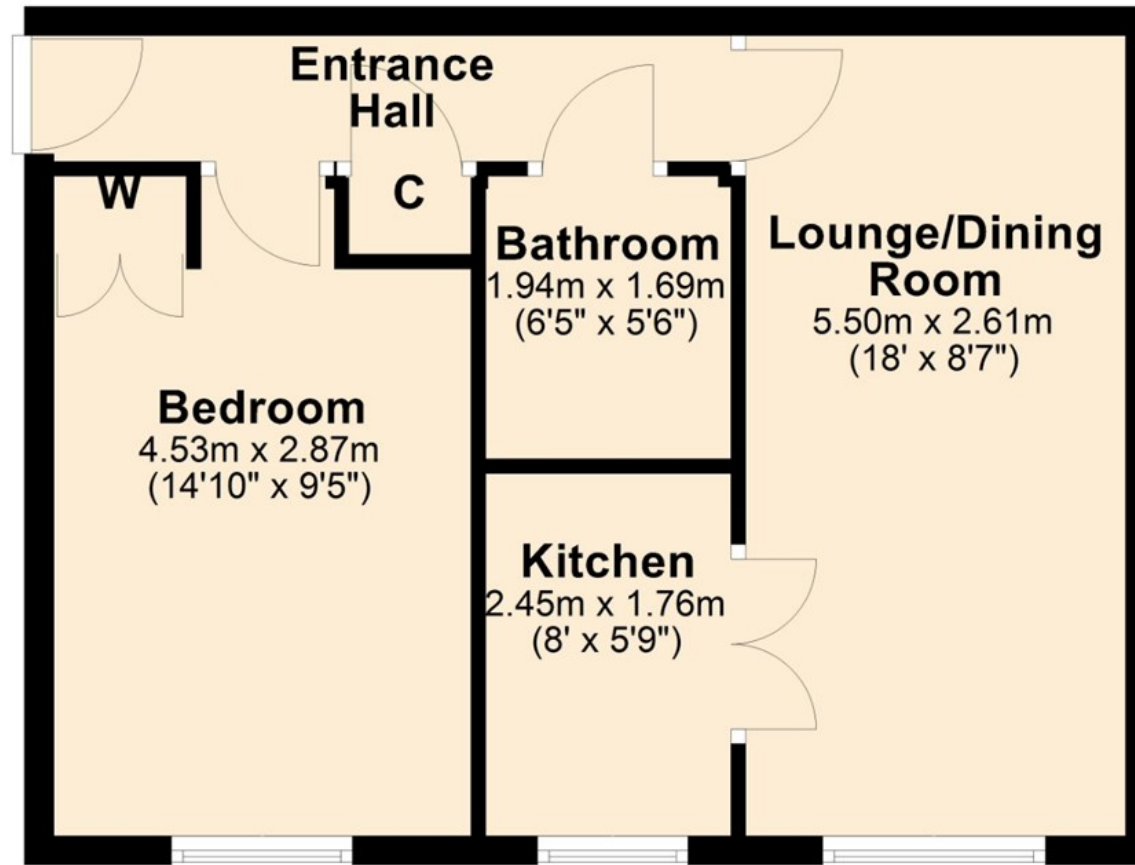
### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

## Floor Plan

Approx. 40.5 sq. metres (435.9 sq. feet)



Total area: approx. 40.5 sq. metres (435.9 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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