



Residential Sales, Lettings and Mortgages

48 High Street, Daventry, Northants NN11 4HU

Tel: 01327 703252 Fax: 01327 703275 Email: info@danetre.co.uk Web: www.danetre.co.uk

30 the Albany
Daventry
NN11 4GF



* Ideal First Time Buy

*Electric Heating

* Ground Floor Appartment

* Parking Area

£109,000

A ground floor maisonette situated in this cul de sac location. The property is an ideal first-time purchase or rental investment. The property has a garden to the front, whilst the accommodation comprises: Open plan lounge, kitchen/diner, bedroom and bathroom.

Allocated parking area. EPC rating C



PrimeLocation.com



These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees

LOUNGE/DINER

17'4" max x 10'8" max (5.28m x 3.25m) Upvc double glazed French style doors to the rear aspect, coving to the ceiling, television points, electric panel heaters, archway to:



KITCHEN

7'3" x 7'1" (2.21m x 2.16m) (3.89m-1.91m x 2.74m-1.75m)

Fitted with wall and base mounted units with work surfaces over, stainless steel sink, plumbing for washing machine, electric oven and hob with extractor fan over. Double glazed window to the rear aspect.



HALLWAY

Storage cupboard, airing cupboard housing hot water cylinder, doors to:

BEDROOM

13'11" x 8'1" (4.24m x 2.46m) Upvc double glazed window to rear aspect, electric convector heater. Door to built in wardrobe.

BATHROOM

Suite comprising side panelled bath with shower over, shower screen, pedestal wash hand basin and low-level WC. Tiled splash backs, extractor fan.

OUTSIDE

Communal gardens to the rear. There is also a car park for parking facility.

TENURE

The seller advises that the property is Leasehold. we have not had sight of the title documents and therefore the buyer is advised to obtain verification from their own solicitor.

FLOORPLAN

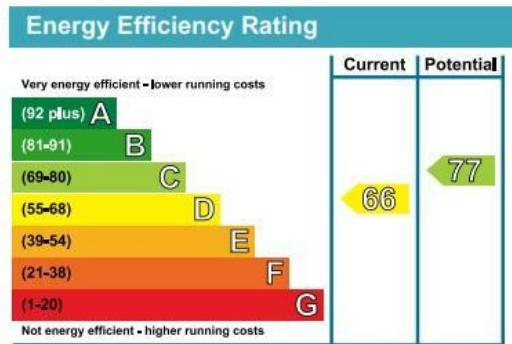


30 The Albany, Daventry, Northants, NN11 4GF

VIEWING

Strictly by prior appointment through Danetre Estate Agents on 01327 703252.

ENERGY PERFORMANCE CERTIFICATE



MAINTENANCE CHARGES/LEASE DETAILS

The property has a 125-year lease from 1997. Maintenance charge for the year 2026 is £1104, paid monthly at £92.00. The ground rent for the year 2026 is £100.00, paid 6 monthly at £50.00.

COUNCIL TAX

Council tax band A.

FIXTURES, FITTINGS, APPLIANCES

The Fixtures, Fittings & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Prospective purchasers are advised to satisfy themselves as to their working order and condition.

MEASUREMENTS

All dimensions are approximate and unless otherwise stated are taken at the widest points.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

GENERAL

Although every care has been taken with the preparation of these particulars, complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

PROPERTY RENTALS

BUYING TO LET? We offer a comprehensive lettings and management service at highly competitive rates. A respected local estate agent we offer professional and friendly advice from experienced staff, marketing from our prominent centrally located office, regular press and extensive internet advertising, prominent To Let boards and clear helpful literature. As a landlord you will want to find the right tenant as quickly as possible. It is important therefore to choose an agent who will look after your interests. A Competitive Fee Structure and Specialist Tenant Referencing.

Call on 01327 703252 to discuss your requirement