



Residential Sales, Lettings and Mortgages

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6 Lacock House Daventry NN11 8AF



*** Top Floor Appartment**

*** Fitted Kitchen**

*** No Upper Chain**

*** Two Bedrooms**

£124,995

A well maintained two bedroom top floor appartment. The property is situated in this sought after area and benefits from gas central heating, fitted kitchen and spacious accommodation comprising, entrance hall, lounge, kitchen, bathroom and two bedrooms. Outside is allocated parking. There is no upper chain.



PrimeLocation.com



OnTheMarket.com



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ENTRANCE HALL

Entered via a panelled door, radiator, door to a built in cupboard and airing cupboard housing the gas boiler. Telephone entry system. Doors to:

LOUNGE AREA

17'6" max x 13'4" (5.33m x 4.06m) Two window to the front aspect, 2 x radiators.

KITCHEN AREA

10'0" x 8'2" (3.05m x 2.49m) Fitted with a range of wood effect units, worktop, stainless steel sing unit. Built in electric double oven and hob, extractor hood, built in washer dryer, vinyl flooring.

BEDROOM

10'10" x 8'0" (3.30m x 2.44m) Windows to the front aspect, single radiator, built in double wardrobe with mirrored sliding doors.

BEDROOM 2

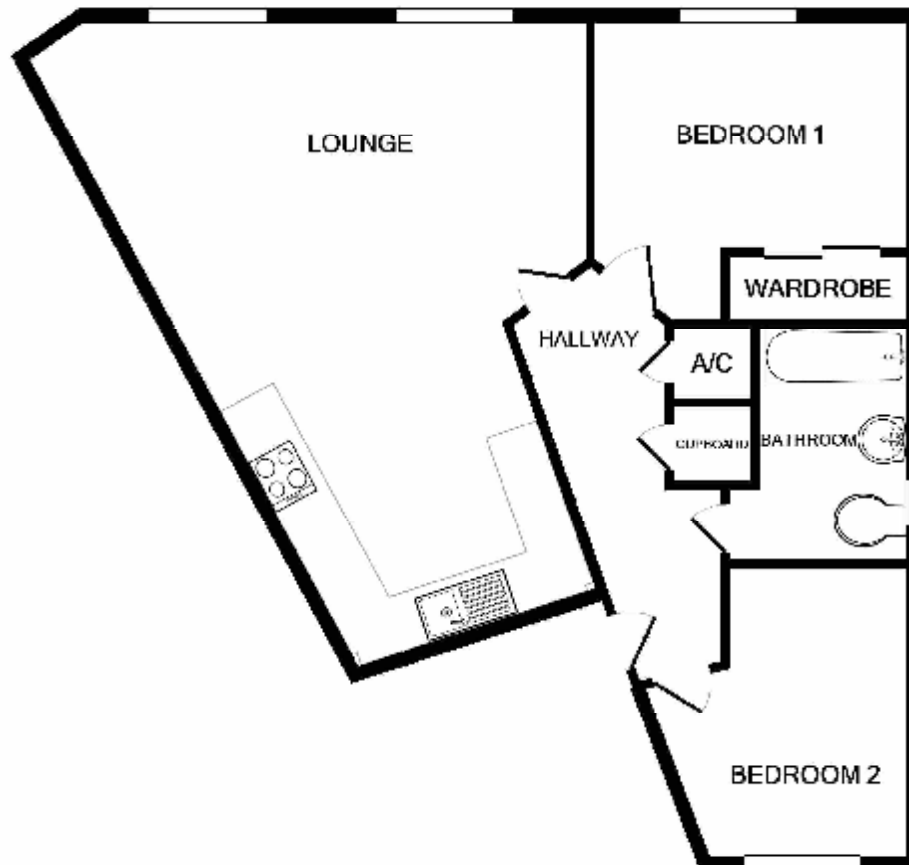
10'8" max x 7'1" (3.25m x 2.16m) Window to the rear aspect, single radiator.

BATHROOM

Three-piece suite with panel bath and separate shower over. Tiled shower area, pedestal wash hand basin, low level W.C. Window to the side aspect, radiator and vinyl flooring.

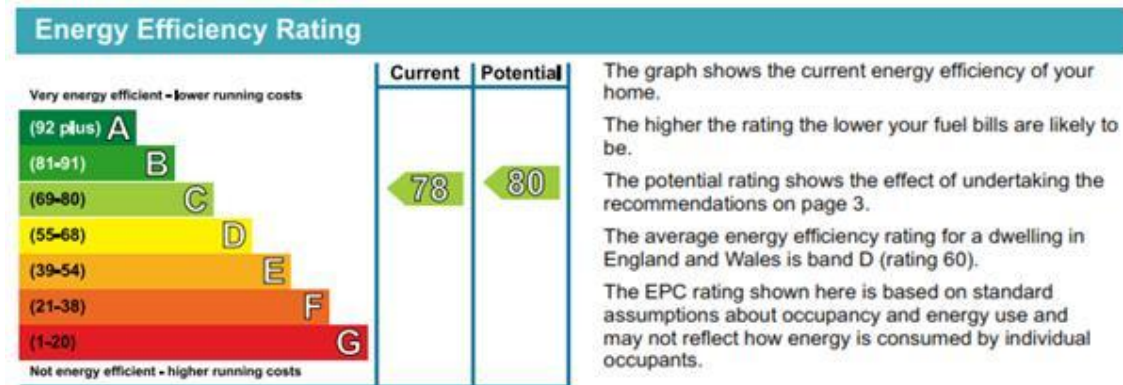
FLOOR PLAN

Floor plans are provided for general guidance only and may not be to scale.



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ENERGY PERFORMANCE CERTIFICATE



VIEWING

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

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.

MAINTAINANCE CHARGES AND LEASE DETAILS

The lease is 125 years from January 2004. The service charges for the current year from 1st January to 31st December 2021 is £733.33.

COUNCIL TAX

You are advised to contact the local authority for details.

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. As 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. As well as a Competitive Fee Structure and Specialist Tenant Referencing we also provide FREE Six Month Rent Guarantee and Legal Expenses Insurance for each new tenant on managed properties. **Call on 01327 703252 to discuss your requirements**

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INDEPENDENT MORTGAGE ADVICE



Danetre Estate Agents can now refer you for independent mortgage advice by introducing you to APH Financial Management Services. APH aim to give you choice from all the major lenders. Your existing lender may not be able to offer the mortgage you need so let APH do the hard work and find the most suitable lender for your personal circumstances. Their computerised mortgage selection software will do just that, saving you both time and effort.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Usually no fees are charged for mortgage advice, however APH Financial Management Services do offer a fee based option and charge up to 1.5% of the loan amount.

To arrange a **FREE, NO OBLIGATION, CONFIDENTIAL CONSULTATION** either in the comfort of your own home or our private interview room call

Mark Singleton, APH Financial Management Services 01327 703252