



29 HARDWICK HALL WAY
Middlemore, Daventry, NN11 8AQ

 **DAVID COSBY**
ESTATE AGENTS



29 Hardwick Hall Way

Middlemore, Daventry, NN11 8AQ

£132,950 (Guide Price)

- Ground floor apartment
- Two bedrooms
- Family bathroom
- Open plan living area
- Car port
- Gas fired central heating
- Secure block with intercom system
- Close to amenities
- Adjacent to Daventry reservoir
- Chain free

Description

A fantastic 2 bed ground-floor apartment situated in the popular Middlemore development on the northern outskirts of the market town of Daventry.

The apartment has the benefit of a carport and is located on the edge of the development with a dual aspect sitting room overlooking both a recreational ground and the tree lined reservoir.



The property is situated on the banks of Drayton Reservoir in the heart of the popular Middlemore development on the northern outskirts of Daventry. The historic market town of Daventry is surrounded by beautiful countryside, picture postcard villages and easy commuting all of which make for a perfect work life balance.

Location

The property is situated on the banks of Drayton Reservoir in the heart of the popular Middlemore development on the northern outskirts of Daventry.

The historic market town of Daventry is surrounded by beautiful countryside, picture postcard villages and easy commuting all of which make for a perfect work life balance.

There is a wealth of independent shopping outlets along the popular Sheaf Street coupled with larger retail outlets and fantastic local sporting facilities.

Middlemore itself benefits from an attractive local pub, the Middlemore Farm, and its own local stores.



The Property

Entrance hall:

The property is accessed via a secure communal entrance with intercom system. The apartment has a 6-panel entrance door leading to the main hall which is neutrally decorated. 4 panel doors with integral self closes to the principal rooms have been installed and adjacent to the main entrance door there is a useful full height cloak and boot cupboard which houses the electrical consumer unit. A further large full height cupboard with four-panel access door has been provided for additional storage.

Open plan sitting room / kitchen:

29 Hardwick hallway benefits from its wraparound south facing corner location which generate an abundance of natural light – particularly to the open plan sitting room and kitchen. There are three 8-pane timber casement windows providing views to the South facing recreation ground with its Marconi dedicated sculpture and also the tree lined reservoir.

The kitchen has a good range of base and wall units with light oak effect doors and stone effect Melamine worktops. There is a stainless-steel sink-and-a-half with drainer, and all handles are of brushed steel effect. A 5-burner gas hob with carbon filter hood is installed, and there is a 2-door electric oven. Flooring to the kitchen is of stone effect ceramic tile. Artificial lighting is provided by recessed lights and there is a smoke detector with mains electric backup. Hot water and heating are provided by the wall mounted, gas fired, combination boiler which is housed within a matching wall unit.

Bedroom One:

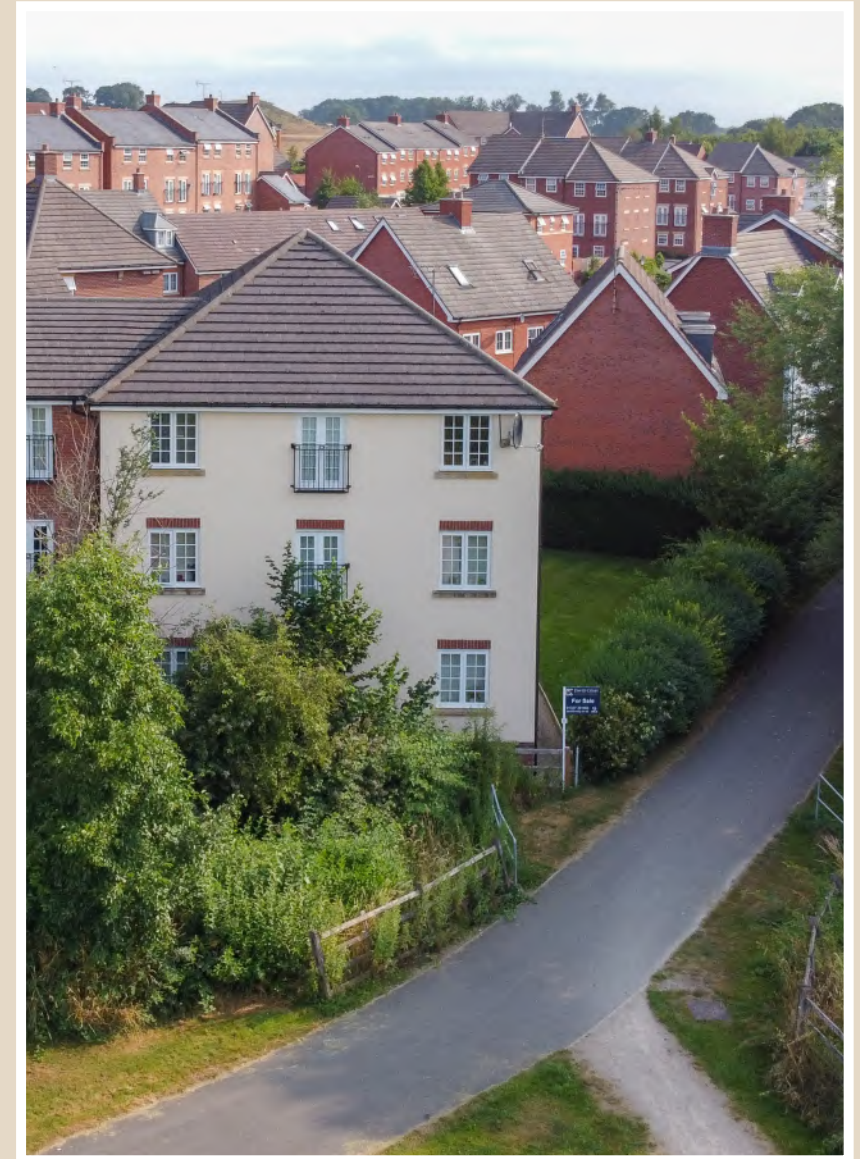
Bedroom one is a double room with built in three door wardrobe and a two unit south facing casement window. The window is set slightly back from the perimeter timber post and rail boundary fence and there are BlackBerry Bushes and Maple tree hedgerows providing a natural screen from the recreation ground.

Bedroom Two:

Bedroom two is another neutrally decorated room with good natural lighting from the south facing two-unit casement window.

Bathroom:

The bathroom has a three-piece suite comprising bath with shower over, close-coupled WC, and ceramic wash hand basin with pedestal. Floors and walls have ceramic tiling and artificial lighting is provided by recessed light fittings. Mechanical extract ventilation is installed, and heating is provided by the ladder towel rail with thermostat.

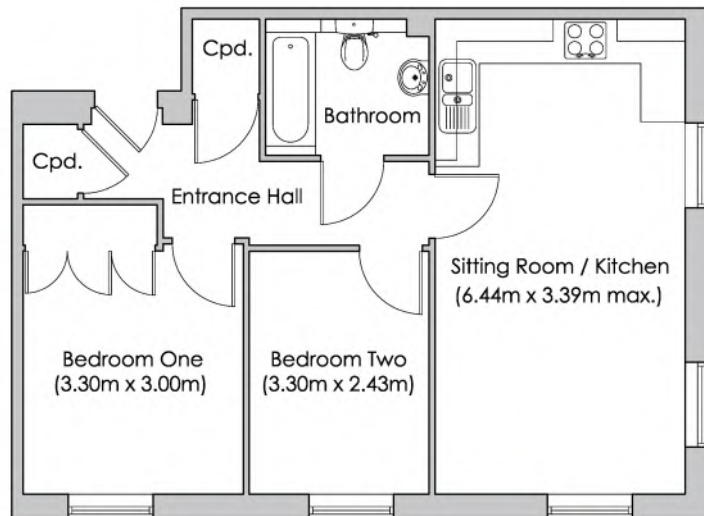


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All measurements are approximate and for display purposes only.

TOTAL AREA (GIA) : 54sqm



Local Authority: West Northamptonshire Council

Council Tax: Band A

EPC: Rating 51 (E)

Services: Water, Drainage, Gas and Electricity

Little Court Cottage | Maidford Road | Farthingstone
Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk



Agent's Note:

The property is leasehold.

Lease term: 111 Years remaining

Ground Rent: Approximately £265 per annum

Service Charge: Approx. £1500 pcm

Parking: The property has the exclusive use of a single car port.

All particulars should be verified by your Legal Adviser.

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the property and have not tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.



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01327 361664
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