



THE ALBANY

Primrose Hill, Daventry, NN11 4GF



DAVID COSBY
ESTATE AGENTS



The Albany

Primrose Hill, Daventry, NN11 4GF

Total GIA Floor Area | Approx. 61 sqm (657 sqft)



2 Bedrooms



1 Reception



1 Bathroom

Features

- Top Floor Apartment
- Two Bedrooms
- Refitted kitchen and bathroom
- Dual-aspect open-plan living room
- Juliet balcony
- Ideal buy-to-let investment
- Fantastic first-time purchase
- Convenient Location
- Communal permit parking

Description

Located on the top floor of a purpose-built apartment block in the heart of Daventry town centre, this two-bedroom property would be perfect for buy-to-let investors or first-time buyers and benefits from a recently refitted kitchen and bathroom, a large open-plan sitting/dining room with a Juliet balcony, and communal permit parking.



The property is situated in the heart of the historic market town of Daventry. There is a good range of local facilities within easy reach, and the pedestrianised Sheaf Street is just a short walk away, where many independent boutique shops and cafes can be found.

The Property

Entrance Hall:

The main entrance hall is accessed via a four-panelled door with a recessed grab mat and cut pile carpet. The walls are neutrally decorated, and panelled doors open to the bedrooms, kitchen, and bathroom. There is a useful storage cupboard with upper shelving and a separate laundry cupboard housing the hot water cylinder with slatted pine shelving. A timber ceiling hatch provides access to the roof void, and mains back-up smoke detection has been installed. Heating is provided by an electric panel heater with timer controls.

Sitting Room / Dining Room:

The open-plan sitting room/dining room is a dual-aspect space with good natural lighting from two separate double-glazed uPVC casement windows to the front elevation and further natural lighting from double-glazed uPVC French doors opening to a Juliet balcony on the side elevation. The dining room area has space for a good-sized table and chairs with timber-effect sheet vinyl, and the sitting room area is fitted with cut pile carpet. Walls are neutrally decorated, and heating is provided by two modern electric panel heaters with timer controls.

Kitchen:

The kitchen, located at the rear elevation of the property, features a two-unit double-glazed uPVC window providing natural lighting and ventilation. There is a good range of off-white base and wall units with roll-top work surfaces, a built-in four-burner induction hob with an electric oven below, and a brushed chrome extractor hood over. Space has been provided for a washing machine and tumble dryer, and there is further space for a large fridge-freezer. Walls are partly finished with clean white ceramic tiles, and floors are finished with marble-effect sheet vinyl.

Bedroom One:

Bedroom one is a good-sized double bedroom located at the front aspect of the property. Natural lighting is provided by a three-unit single-glazed timber window, and floors have matching cut pile carpet. Walls are neutrally decorated, and heating is provided by an electric panel heater with timer controls.



The Property

Bedroom Two:

Bedroom two is a single bedroom located at the side aspect of the property, with a two-unit single-glazed timber casement window providing natural lighting and ventilation. Floors have matching cut pile carpet, and a programmable electric panel heater has been fitted.

Bathroom:

A clean and bright space with a well-maintained three-piece suite comprising a bath with chrome mixer tap and electric shower over, a ceramic wash hand basin with chrome mixer tap set within a vanity unit, and a WC with a concealed cistern. Natural lighting is provided by a frosted uPVC double-glazed window, and heating is provided by an electric, oil-filled chrome towel rail. Walls have full-height ceramic tiling, and floors are finished with marble-effect sheet vinyl. Mechanical extract ventilation has been installed.



Grounds

The Albany occupies a well-maintained corner plot with herbaceous borders, tree-lined green spaces, and well-lit communal walkways. To the rear of the property, there is a large communal permit parking area with refuse storage space.



Location

The property is situated in the heart of the historic market town of Daventry. There is a good range of local facilities within easy reach, and the pedestrianised Sheaf Street is just a short walk away, where many independent boutique shops and cafes can be found.

Daventry itself is surrounded by beautiful countryside, picture-postcard villages, and offers easy commuting. In addition to the many independent shopping outlets, there are larger retail outlets and good local sporting facilities. For those who enjoy the outdoors, there are plenty of walks to explore nearby, such as Daventry Country Park and Drayton Reservoir.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, & Electricity

Council Tax: Band B **EPC:** Rating D

Agent's Notes:

The property is leasehold.

Term of years remaining: 184

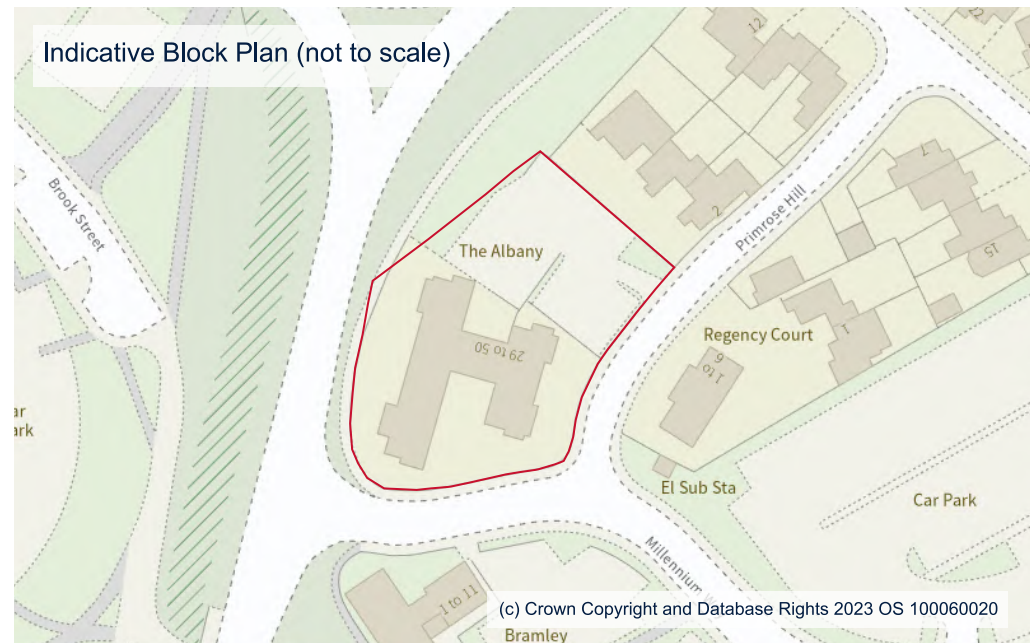
Ground Rent: Not Applicable

Service Charge: Approximately £123.93 pcm

All particulars should be verified by your Legal Adviser

Important Notice

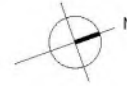
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Approximate GIA (Gross Internal Floor Area) = 61 sqm (657 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





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