



GRESHAM COURT
Daventry, NN11

 **DAVID COSBY**
ESTATE AGENTS



5 Gresham Court

Daventry, NN11 4DU

- One bedroom apartment
- First-time purchase
- Investment opportunity
- Kitchen / Lounge
- Shower Room
- Double glazing throughout
- Convenient town centre location

Description

5 Gresham Court is a well-presented one-bedroom, second floor apartment located in the centre of Daventry. Close to the vibrant Sheaf Street this property offers a superb investment opportunity or first-time purchase.

Location

5 Gresham Court is located within the heart of the historic market town of Daventry. With the pedestrianised Sheaf Street being just a stone's throw away, the property is conveniently located to benefit from the many independent boutique shops and cafes.

Daventry itself is surrounded by beautiful countryside, picture postcard villages and easy commuting, As well as the many independent shopping outlets there are larger retail outlets and good local sporting facilities.

Viewing is strictly by appointment through the sole selling agents David Cosby Estate Agents.



Located in the centre of Daventry, close to the vibrant Sheaf Street 5 Gresham Court provides a superb investment opportunity or first-time purchase.

The Property

Entrance Hall

The property is located on the second floor of Gresham Court with external access stairs leading to the main front entrance. The newly installed part-glazed entrance door opens into a convenient carpeted hall with space for cloaks and boots. Doors from the hall lead to the Kitchen / Lounge, Bedroom, and Shower Room.

Kitchen / Lounge

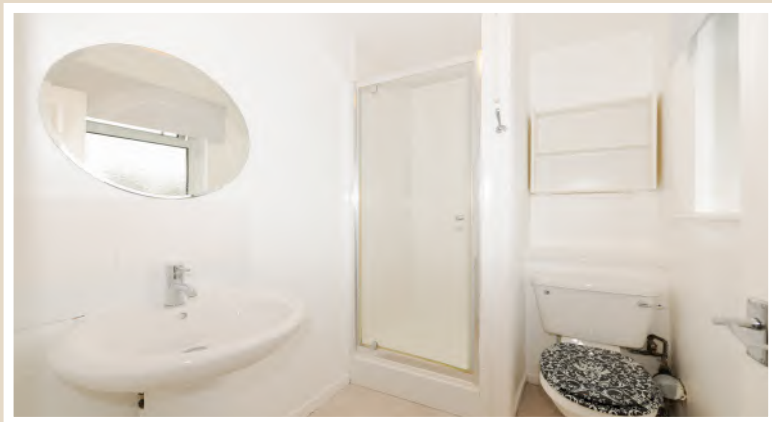
The kitchen / Lounge is a dual-aspect space with a range of base and wall units which include a stainless-steel sink and drainer, 4-burner electric hob, 2-door electric oven, and space for a low-level fridge/freezer. Floors are finished with timber laminate boards, with walls and ceilings being neutrally decorated. The lounge area to the front of the property has an impressive large oriel window with double glazed casements overlooking Newlands.

Bedroom

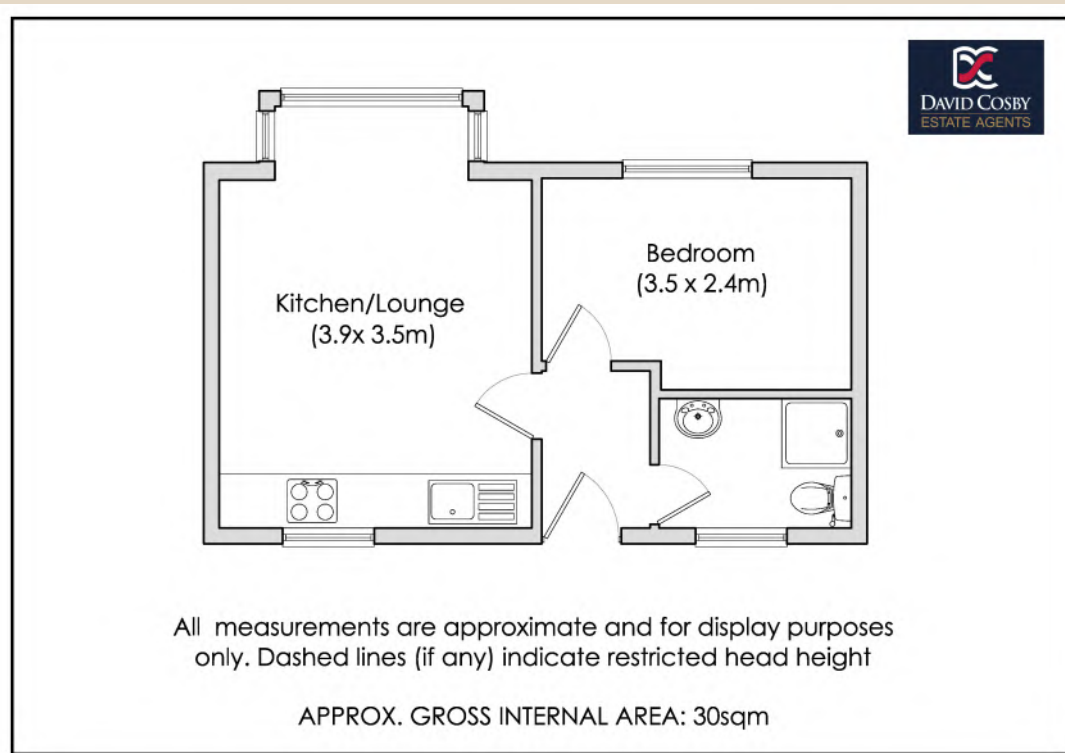
The south west facing double bedroom has a casement window overlooking Newlands. Floors are finished with timber laminate boards and the space is neutrally decorated.

Shower Room

Fitted with a three-piece suite comprising clam-shell wash hand basin, close-coupled WC, and shower cubicle. A frosted window with top-hung casement provides natural lighting and ventilation.



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Agent Note:

The property is leasehold. Lease Term: 125 years from 24 June 2009
 Ground Rent: £TBC per annum. Service Charge: £TBC per annum.
 A parking permit can be arranged through the Local Authority.
 All lease particulars should be verified by your Legal Adviser.

EPC: Rating (D)

Local Authority: West Northants Council

Council Tax: Band A

Services: Water, Drainage, Electricity

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 premises, nor have we 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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