



9 WELTON HOUSE
Braunston, NN11 7AD



DAVID COSBY
ESTATE AGENTS



9 Welton House

Braunston, NN11 7AD

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



2 Bedrooms



1 Receptions



1 Bathroom

Features

- 2 bedrooms (both with fitted wardrobes)
- En-suite shower room to master bedroom
- Open plan lounge with large south facing window
- Open plan kitchen
- Family Bathroom
- Good storage
- Large entrance hall
- Secure underground parking
- Village location

Description

An immaculately presented and well-proportioned first floor apartment with 2 bedrooms, en-suite shower room and secure underground parking, 9 Welton House is located on the edge of the popular and thriving picturesque village of Braunston. With high ceilings and spacious accommodation, together with large south facing window to the sitting room, the property really does give a sense of space complete with high quality finishes and stylish decorations.



Situated in a quiet cul-de-sac location within the popular Eastfields development on the edge of the sought-after village of Braunston. Welton House occupies an elevated position at the front of the development which affords far reaching south facing countryside views.

The Property

Communal Entrance:

A gently sloping driveway leads to Welton House and has well-tended grass borders with carefully maintained flower beds and facing brick retaining walls. The south facing communal entrance is situated beneath a large dual-pitch canopy affording temporary cover from the elements. The communal entrance hall is a very well-maintained space with half-landing staircase and is indicative of the high level of upkeep evident throughout the building.

Entrance Hall:

The large main entrance hall to 9 Welton House is accessed via a 6-panel door. The size of the entrance hall is typical of the well-proportioned rooms and high ceilings throughout this stylish apartment. The standard of materials and workmanship is impressive with bespoke decorations and deep-set torus profiled skirtings. 6-panel doors lead to the principal rooms and there is a useful storage cupboard, and separate airing cupboard housing the hot water cylinder. An intercom entrance system has been installed.

Kitchen:

The kitchen forms part of the open plan sitting room area and features good quality base and wall units with deep quartz worksurfaces and a composite inset sink with chrome mixer tap. Integrated appliances include a Neff induction hob with brushed steel extractor hood, oven, washer/dryer, and fridge freezer. The floor is finished with dark stained French Oak Kardean boards and artificial lighting is provided by recessed spotlights.

Living / Dining Room:

The open plan living room has a large 6-unit, south facing window providing fantastic far-reaching views across the Northamptonshire countryside and distributing wonderful natural lighting to both the living room and kitchen areas.



The Property

Bedroom One:

A double bedroom, neutrally decorated with loop pile carpeting and a 4-unit window providing natural lighting. There is ample storage space with a large 4-door built-in wardrobe.

En-Suite:

Accessed via a 6-panel door from the master bedroom and tastefully decorated with marble wall tiles. The three-piece suite comprises wall mounted clamshell wash hand basin, shower cubicle with glazed screen and WC with concealed cistern. Electric underfloor heating has been installed beneath the ceramic floor tiles.

Bedroom Two:

A modest double bedroom with extensive storage space provided by the 6-door built in wardrobe. Again, the floor is tastefully finished with loop pile carpet and there is a 2-unit window to the rear elevation providing natural light.

Family Bathroom:

A spacious bathroom with marble wall tiles and a three-piece suite comprising wall mounted clamshell wash hand basin; bath with chrome mixer tap, shower hose, and glass screen; and WC with concealed cistern. Electric underfloor heating has been installed beneath the ceramic floor tiles.

Outside Areas:

The communal garden areas are very well maintained and there is an allocated parking bay to the underground car park with automatic sliding security gate.



Location

9 Welton House is situated in a quiet cul-de-sac location within the popular Eastfields development on the edge of the sought-after village of Braunston. Welton House has an elevated position at the front of the development which affords far reaching south facing views across the Northamptonshire countryside.

Braunston itself is a charming village on the western edge of Northamptonshire close to the Warwickshire border and boasts a number of facilities including a large convenience store and post office, local butchers, hair salon, café, fish and chip takeaway as well as public houses all within walking distance of the property. Braunston is located on a high ridge which affords wonderful views of the surrounding countryside. The impressive spire of All Saints' Church in Braunston can be seen from miles around and is a beacon to travellers from both road and the Grand Union and Oxford canals.

The village once relied on trade from the canals which carried goods between London and the Midlands. These waterways still play an important role in the village, albeit on a more recreational basis. Braunston Boatyard / Marina which was originally built as the waterways depot lies at the crossroads of the Grand Union and Oxford canals. Today the marina is a thriving centre for boating enthusiasts and plays host to an annual narrowboat rally. The elegant Horsley Iron Works twin cast iron bridge with low elliptical arches straddles the triangular junction of the Grand Union and Oxford canals and is testimony to the ability to merge functional structures with beautiful design.

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Electricity, Water, Drainage

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

Agents Note:

The property is leasehold / Term of years remaining: 116
Ground Rent: £250 per annum / Service Charge: Approx. £1,200 PA
All lease 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 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.



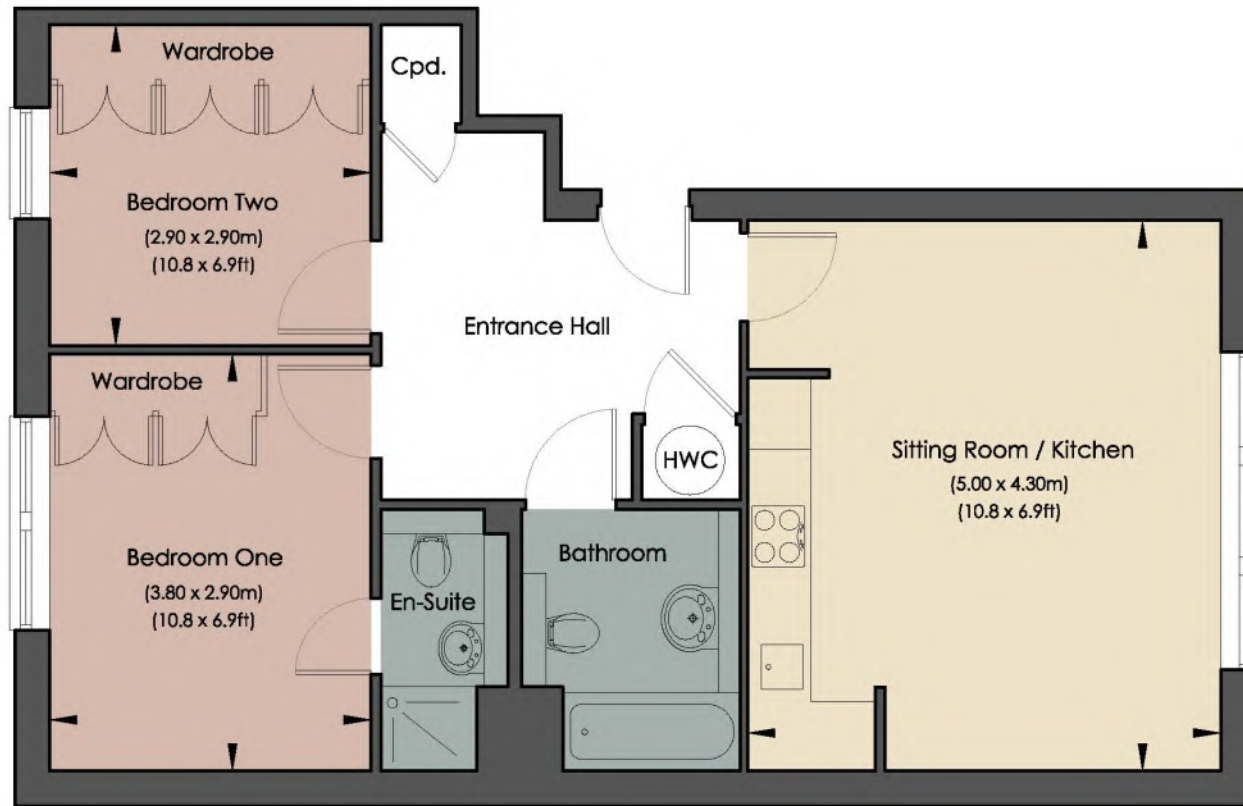
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Approximate GIA (Gross Internal Floor Area) = 61 sqm (657 sqft)

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.



FLOOR PLAN - GIA = 61 sqm (657 sqft)





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