

NEW INSTRUCTION



MORNING STAR ROAD
Daventry, NN11 9AB

 **DAVID COSBY**
ESTATE AGENTS



Morning Star Road

Daventry, NN11 9AB

Total GIA | Approx. 66 sqm (710 sqft)



Features

- Well-presented first-floor apartment
- Dual-aspect with bay windows and good lighting
- Two double bedrooms
- En-suite to main bedroom
- Spacious dual-aspect open-plan living and dining area
- Ideal buy-to-let investment or first-time purchase
- Allocated parking bay close to property
- Prime town centre location with excellent amenities nearby

Description

A well-presented, dual-aspect first-floor apartment situated in the sought-after Timken area, north of Daventry town centre. This two-bedroom property benefits from segmental bay windows, an allocated parking bay, and offers an excellent opportunity for first-time buyers or investors.

The apartment is accessed via a spacious entrance hall with two built-in storage cupboards. The open-plan living area is well-proportioned, incorporating a kitchen and dining space with dual-aspect windows that provide ample natural light. Both bedrooms are generously sized doubles, with the main bedroom featuring a three-piece en-suite. A separate three-piece bathroom serves the rest of the property.



A well-presented, dual-aspect first-floor apartment in the sought-after Timken area, featuring two double bedrooms, an open-plan living space, an en-suite to the main bedroom, allocated parking, and excellent natural light throughout.

The Property

Entrance Hall

Accessed via a four-panel door with traditional ironmongery, the entrance hall is neutrally decorated and features a coir entrance mat leading to newly fitted plush cut pile carpet. Matching panel doors open to the principal bedrooms, bathroom, kitchen, and sitting/dining room. Two built-in storage cupboards provide practical storage solutions, one housing the hot water cylinder and water tank with fitted shelving. A timber ceiling hatch offers access to the roof space, and perimeter ovolo covings enhance the finish. Heating is provided by contemporary electric panel heaters with timer controls, and evenly spaced recessed light fittings ensure good illumination.

Kitchen

The kitchen has been recently refitted with a stylish range of off-white base and wall units complemented by roll-top work surfaces. A stainless-steel sink and drainer with a chrome mixer tap sits beneath a two-unit double-glazed top-hung casement window, providing natural light and ventilation. The kitchen is well-equipped with a built-in four-burner induction hob, a single-door electric oven, and a brushed chrome extractor hood with built-in lighting. There is space for a large fridge-freezer, washing machine, and tumble dryer. White ceramic tiles provide a clean and practical splashback, and additional low-level plinth lighting enhances the ambiance. The floor is finished with marble-effect sheet vinyl.

Sitting / Dining Room

A bright and spacious dual-aspect living area benefiting from excellent natural light through two double-glazed uPVC casement windows to the front elevation and double-glazed French doors leading to a Juliet balcony. The dining area features oak-effect sheet vinyl flooring with ample space for a dining table and chairs, while the sitting area is fitted with plush cut pile carpet. The walls are neutrally decorated and finished with perimeter ovolo covings. Heating is provided by contemporary electric panel heaters with timer controls.



The Property

Bedroom One

Bedroom One is a well-proportioned double room featuring a three-door built-in storage cupboard. A sash window to the side elevation provides natural light, while the walls are finished in a two-tone emulsion. The flooring is laid with cut-pile carpet, and a white four-panel door provides access to the en-suite.

En-suite

The en-suite is fitted with a three-piece suite comprising a shower enclosure with a bifold screen and chrome shower hose, a ceramic wash hand basin with a chrome mixer tap and pedestal, and a close-coupled WC. A frosted casement window provides natural light, while the walls are neutrally decorated, featuring large ceramic tiles within the shower area and above the wash basin. The flooring is finished with riven-effect ceramic tiles.

Bedroom Two

A spacious double bedroom positioned to the side aspect of the property, featuring a segmental bay window that allows for good natural light. The flooring is finished with cut-pile carpet, and the walls have a two-tone emulsion finish. A large three-door built-in wardrobe, partially mirrored, provides ample storage.

Bathroom

The bathroom is fitted with a three-piece suite comprising a bath with a hinged tempered glass screen and wall-mounted shower hose, a ceramic wash hand basin with a chrome mixer tap and pedestal, and a close-coupled WC. Full-height ceramic tiling surrounds the bath and shower area, extending above the wash basin, while the flooring is finished with riven-effect ceramic tiles. Mechanical extract ventilation is installed, and a shaver socket is positioned above the wash basin.

Outside Areas:

The property is situated on a corner plot with grassed borders and benefits from an allocated parking bay with direct access from Morning Star Road.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. We ensure your property captures attention and stands apart in the marketplace.





DAVID COSBY
ESTATE AGENTS



Location

The property is situated in the Timken development to the north of the historic market town of Daventry, offering a wide range of local amenities within easy reach. The pedestrianised Sheaf Street, just a short walk away, is home to a variety of independent boutique shops, cafés, and restaurants.

For those who enjoy the outdoors, Daventry Country Park and Drayton Reservoir provide excellent walking and recreational opportunities. Additionally, Borough Hill—a site of significant archaeological interest with remains of an Iron Age hill fort and Roman settlement—is close by.

Daventry benefits from excellent transport links, with convenient access to major road networks, including the M1, M6, and M45. Long Buckby railway station is a short drive away, offering regular services to Birmingham, Northampton, and London, making commuting straightforward for professionals and families alike.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, & Electricity

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

Broadband: Superfast Broadband Available 80 Mbps Download, 20 Mbps Upload

Agent's Notes:

*The property is leasehold.
Term of years remaining: 106
Ground Rent: £270 p/a
Service Charge: £1,600 p/a
All particulars should be verified by your Legal Adviser*

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. 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. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



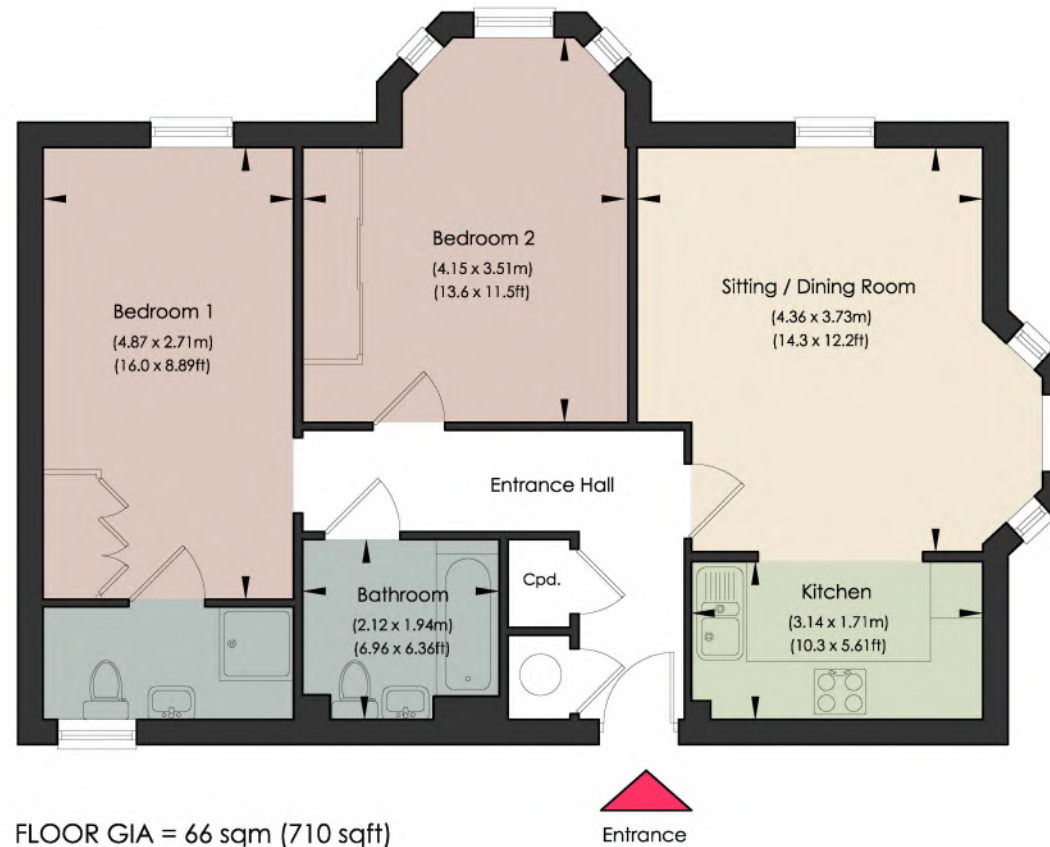
Morning Star Road, Daventry, NN11 9AB

Approximate GIA (Gross Internal Floor Area) = 66 sqm (710 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.





For Sale

DAVENTRY

01327 361664

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



rightmove



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01327 361664** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

01327 361664

www.davidcosby.co.uk