

Daventry

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14 Fotheringhay Close, Daventry
NN11 2AG

£92,500



Superbly presented top-floor two-bedroom apartment, offered for sale on a 50% shared ownership basis and occupying a fantastic position on the sought-after Monksmoor development.

Beautifully maintained throughout and offering an attractive outlook towards open countryside, this impressive apartment is ready to move straight into and would make an ideal purchase for a first-time buyer looking to take their first step onto the property ladder.

The accommodation opens into a welcoming entrance hall with useful storage and doors leading to all rooms. The heart of the home is the impressive open-plan living space, incorporating a generous lounge and kitchen/dining area. The kitchen is fitted with a stylish range of light grey gloss-fronted wall and base units, complemented by integrated appliances and ample worktop space. The lounge provides an excellent space to relax and entertain, with French doors opening onto a Juliet-style balcony, allowing plenty of natural light and offering pleasant views.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own Juliet-style balcony and en-suite shower room. A separate modern bathroom serves the second bedroom and the remainder of the apartment.

Further benefits include gas central heating, uPVC double glazing, secure entry system and two allocated parking spaces, with additional visitor parking available.

The apartment occupies an enviable position on the ever-popular Monksmoor development, built by Crest Nicholson and offering a fantastic range of amenities. The development is home to the well-regarded Monksmoor Primary School, while a brand-new Co-op store is currently being constructed within the development, providing further everyday convenience. The development also enjoys access to open green spaces and is ideally positioned for access to Daventry town centre, Daventry country park and surrounding countryside.

A superb opportunity for a first-time buyer seeking a modern, beautifully presented home in an increasingly popular development. An internal viewing is highly recommended to fully appreciate the quality, position and outlook this wonderful apartment has to offer.

Communal Entrance

Accessed via a secure communal entrance with a digital entry system operated from each apartment. The entrance features individual letterboxes, overhead security lighting and an attractive communal hallway with automatic lighting. Stairs rise to all floors, with Apartment 14 situated on the top floor.

Entrance Porch

1.73m x 1.24m

Entered via a solid part-glazed door, the useful porch provides space for coats and shoes, with overhead lighting and a further solid white door leading into the apartment.

Entrance Hall

A spacious L-shaped entrance hall providing an excellent first impression, featuring a single panel radiator, smoke alarm, overhead lighting and a digital intercom entry system. White panelled doors lead to all rooms, while two useful storage cupboards provide excellent additional storage, with one cupboard also housing access to the loft space.

Open-Plan Kitchen / Dining / Living Room

19'10 x 11'5

A particularly impressive and versatile open-plan living space, enjoying a multi-aspect layout and providing an excellent area for both everyday living and entertaining.

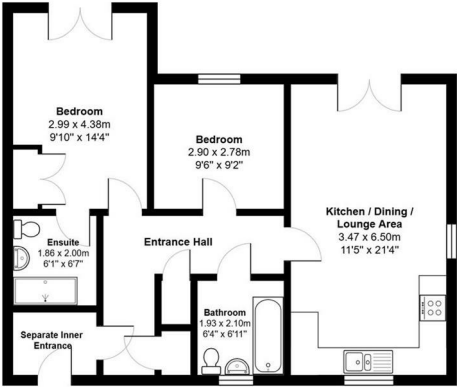
The kitchen is positioned to one end and is fitted with an attractive range of light grey gloss wall and base units with soft-close doors and drawers, complemented by work surfaces and matching upstands. The kitchen incorporates a full-height drawer stack, space and plumbing for a washing machine, space for a full-height fridge/freezer and an

integrated Bosch electric oven with Bosch gas hob, stainless steel splashback and concealed extractor hood.

There is also an inset stainless steel one-and-a-half bowl sink with mixer tap, tiled-effect flooring to the kitchen area and a smoke/heat alarm.

The kitchen flows seamlessly into the generous living area, which benefits from carpeting, a single panel radiator and a uPVC double-glazed window to the side aspect. To the front, uPVC double-glazed French doors open onto a glass Juliet balcony, allowing plenty of natural light into the room and creating a pleasant outlook.

Television and Ethernet points are also provided.



Total Area: 61.2 m² ... 659 ft²



Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.