

The logo consists of the letters 'S' and 'H' in a bold, blue, sans-serif font, with a small ampersand (&) positioned between them. The logo is set against a light yellow rectangular background.

S&H

Buyer Information Report

# 17 Cook Close

Daventry, NN11 0SF

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Report compiled

26th March 2024

# Welcome to Skilton & Hogg Estate Agents, your trusted partner for all your residential property needs in Daventry, Rugby and the surrounding Villages.

With over 18 years of experience in property related matters across the local region, our dedicated team specialises in the sale of residential homes and is committed to providing exceptional customer service and support. Covering the areas of Daventry, Rugby, and the surrounding villages such as Kilsby, Barby, Weedon, Braunston, Long Buckby, Newnham, Staverton and more.

At Skilton & Hogg Estate Agents, we pride ourselves on our commitment to customer service. We believe in building long-lasting relationships with our clients, and our dedicated team goes the extra mile to ensure your satisfaction. We understand that buying or selling a home is a significant milestone in your life, and we strive to make the journey as seamless and stress-free as possible.

**David Bruckert ANAEA**  
Skilton & Hogg Estate Agents

# Your Property

## 17 Cook Close

Daventry, NN11 0SF



### Property Details

Type of Home Flats/Maisonettes

Tenure Leasehold

Number of Bedrooms 1  
*Actual*

Lease Term 125 Years Start Date 25th Mar 1990  
Time Remaining 90 Years End Date 25th Mar 2115

Title Number NN139452

Local Authority West Northamptonshire

Constituency -

Ward Braunston and Crick

Energy Performance E

Council Tax Band A  
Current Annual Charge – £1,430\*

\* May vary slightly for local parish council differences

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### Mobile Coverage

EE Good O2 Good  
Three Good Vodafone Good

### Estimated Broadband Speeds

5Mb Basic 80Mb Superfast  
1000Mb Ultrafast 1000Mb Overall

### Flood Risk

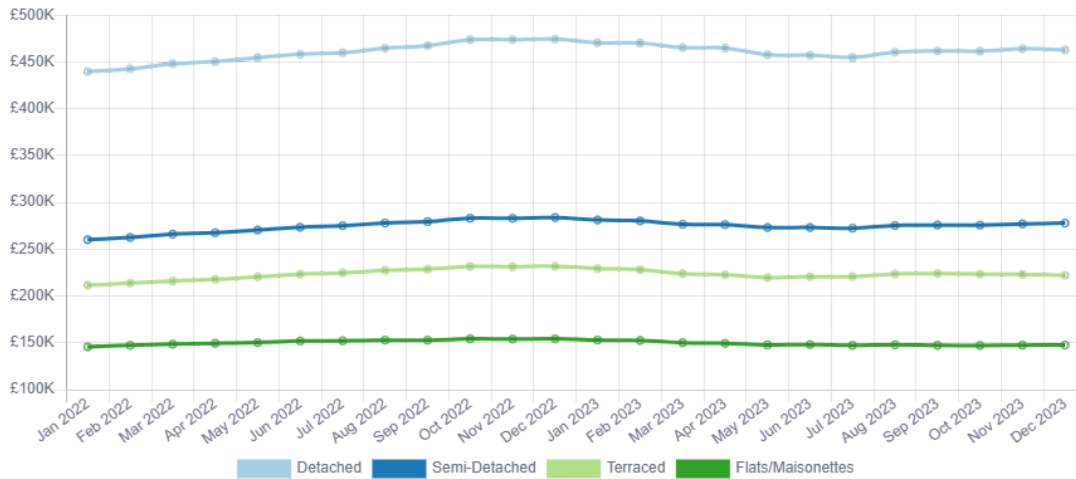
**Very Low** – Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)



# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Since Last Sale in 2022



**£134,211**

Average price for a Flats/Maisonettes property in NN11

**2,357**

Number of Flats/Maisonettes properties in NN11

**£14,361** ↑ 5%

Average Price Change since 2022

**£1,928** ↑ 1%

Flats/Maisonettes Price Change

**£273,515**

Average price for a Flats/Maisonettes property in England

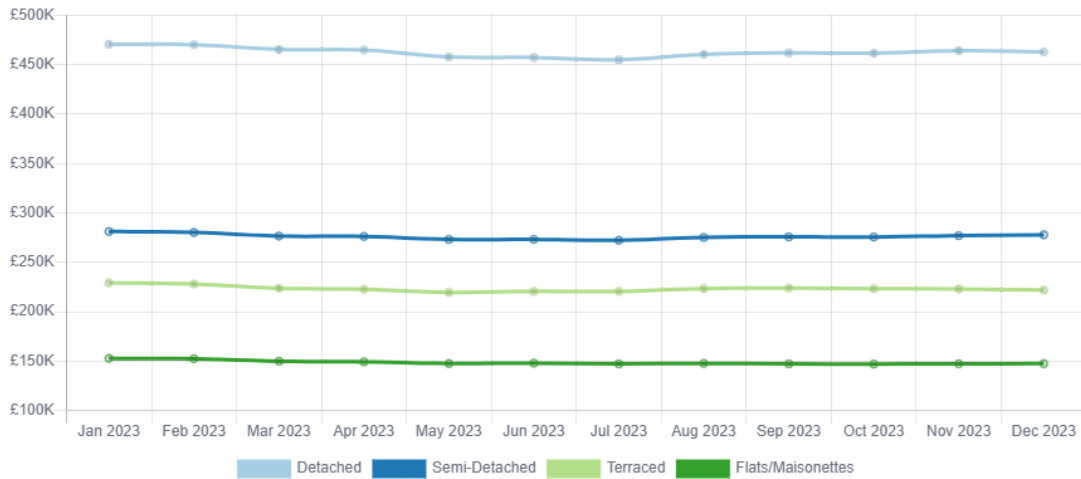
**112**

Number of Flats/Maisonettes Transactions

# Your Area

## Average House Prices in the West Northamptonshire Local Authority

Last 12 Months



**£314,198**

Average price for property in NN11

**19,671**

Number of properties in NN11

**£369,577**

Average price for a property in England

**£9,036** ↑ 3%

Average Price Change  
Last 12 Months

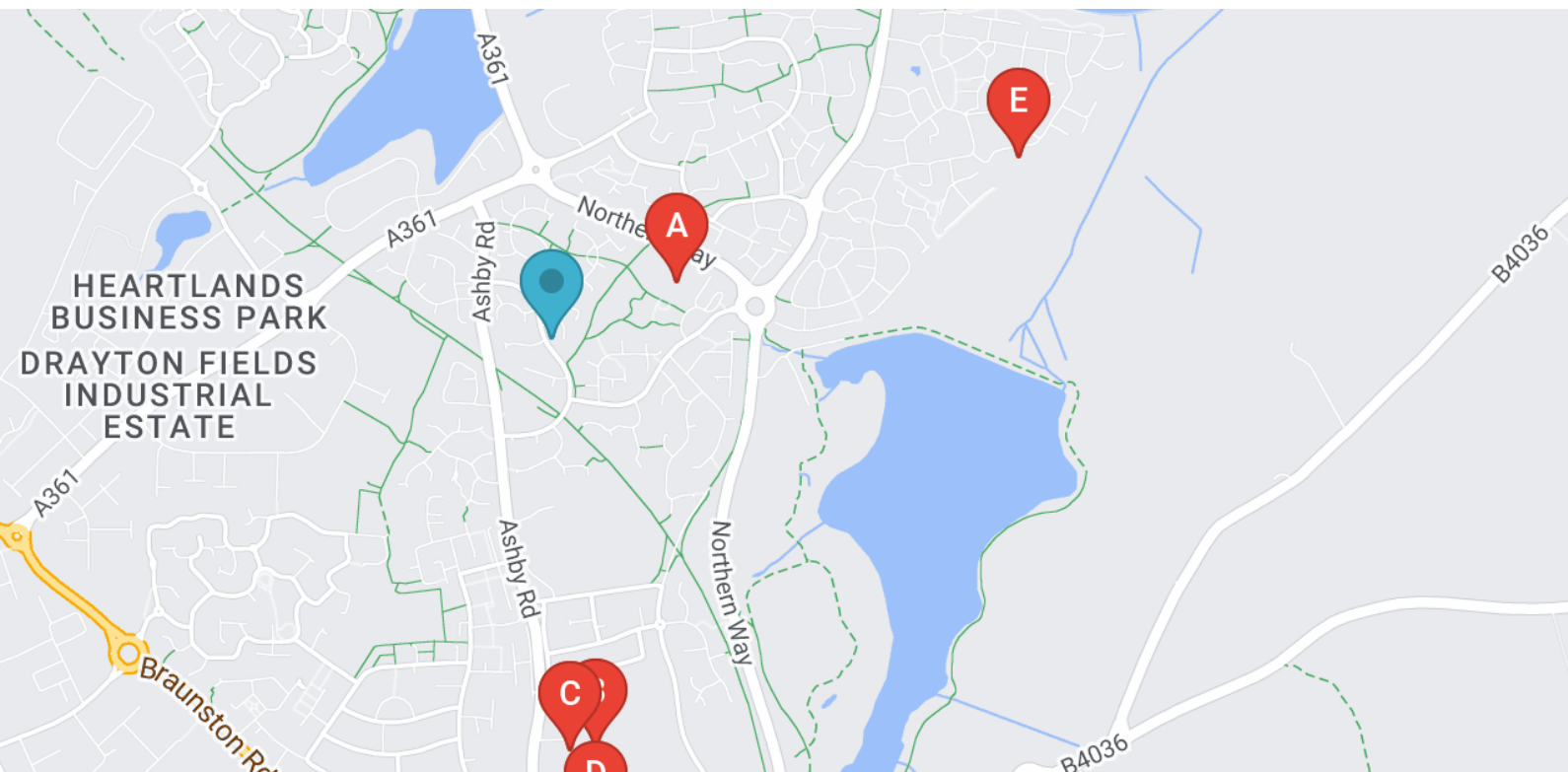
**£6,613** ↑ 4%

Flats/Maisonettes Price Change  
Last 12 Months

**19**

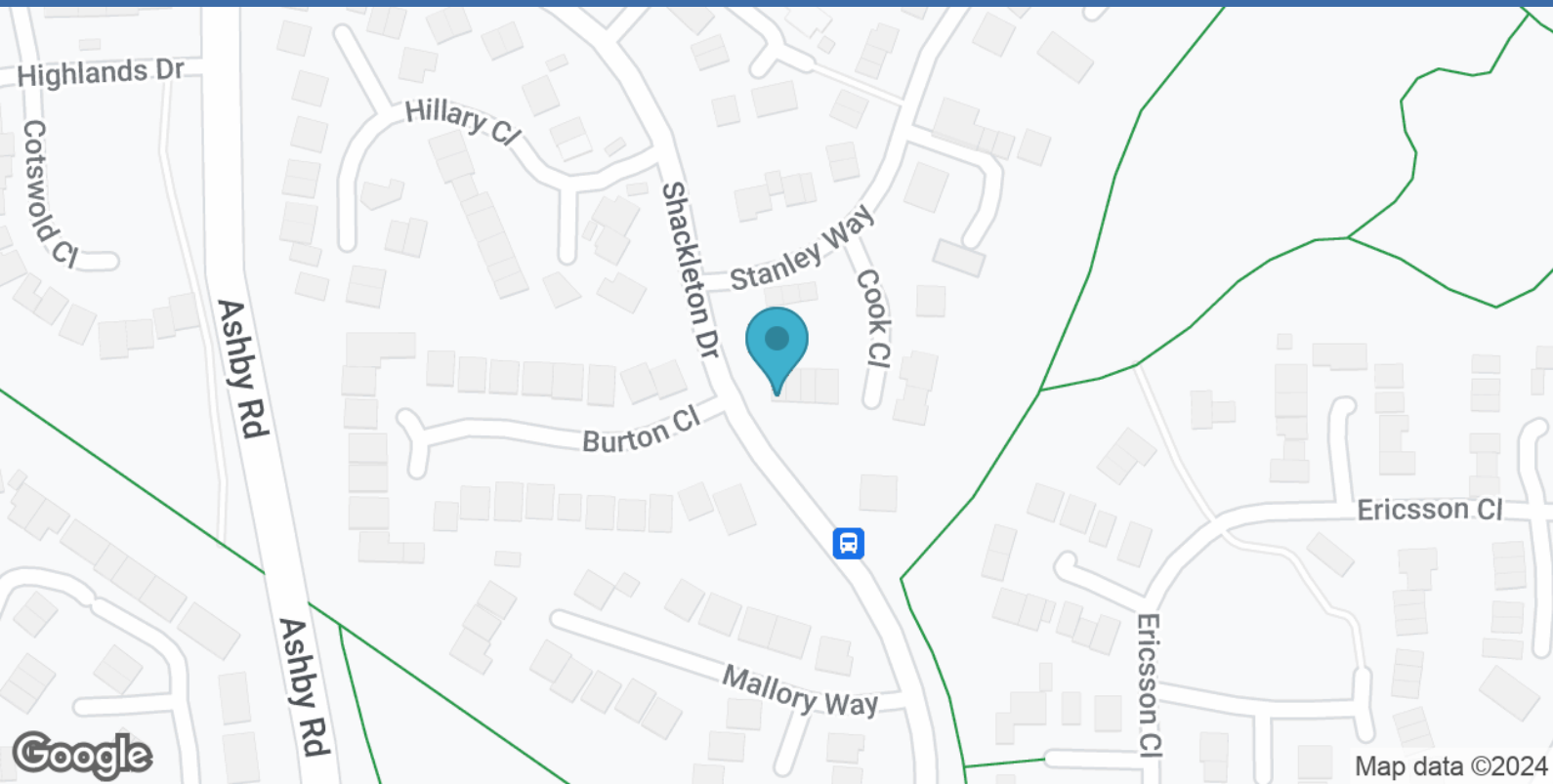
Number of Flats/Maisonettes  
Transactions  
Last 12 Months

# Nearby Schools



NAME	POSTCODE	EDUCATION LEVEL	DISTANCE	RATING
<b>A</b> Ashby Fields Primary School	NN11 OYP	Primary	0.33 km	Not rated
<b>B</b> Falconer's Hill Academy	NN11 0QF	Primary	0.98 km	Good
<b>C</b> Falconer's Hill Infant School	NN11 0QF	Primary	0.98 km	Not rated
<b>D</b> The Parker E-ACT Academy	NN11 0QE	Secondary, Post 16	1.18 km	Good
<b>E</b> Monksmoor Park Church of England Primary NN11 2PD School		Nursery, Primary	1.19 km	Not rated

# Transport Links



## Nearest Motorway Junction \*

NAME	DISTANCE
J17 of M1	6.03 km

## Nearest Train Station \*

NAME	DISTANCE
Long Buckby Rail Station	5.87 km

## Nearby Airports \*

NAME	DISTANCE
Coventry Airport	23.56 km

\*Details provided by Department for Transport

# Your Agent

## David Bruckert

Owner



### Email Address

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### Mobile Number

07738 803948

### Office

5 Prince William Walk, Sheaf Street  
Daventry  
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## About David Bruckert

An experienced estate agent with nearly 20 years of experience. Passionate about customer service and the clients journey through the market and selling process. A keen eye for social and digital marketing but this doesn't mean that the traditional values of knowing the client, the market and the hard work involved are lost on us.

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