



Flat 13, The Hearth 74A Studfall Avenue
Corby, NN17 1LE



Simpson West

Simpson West are delighted to offer to the market for sale this immaculately presented TWO bedroom second floor apartment located within the highly regarded former public house, the Open Hearth. The public house was converted to a high standard several years ago and resulted in 13 bespoke apartments. The property is located within a short walk to the local shops, school and transport links. Features include spacious communal halls, an entrance hall, the large kitchen/dining/living room boasting an array of integrated appliances to the kitchen, in addition there are two double bedrooms with one benefiting from an en-suite shower room and there is a separate bathroom both with underfloor heating. Outside there are maintained gardens with various seating areas and an allocated parking space accessed via electric gates. Early viewings are highly encouraged. Energy rating B. (AGENTS NOTE -Service charge and maintenance fee of £1198.68). Council Tax Band B/

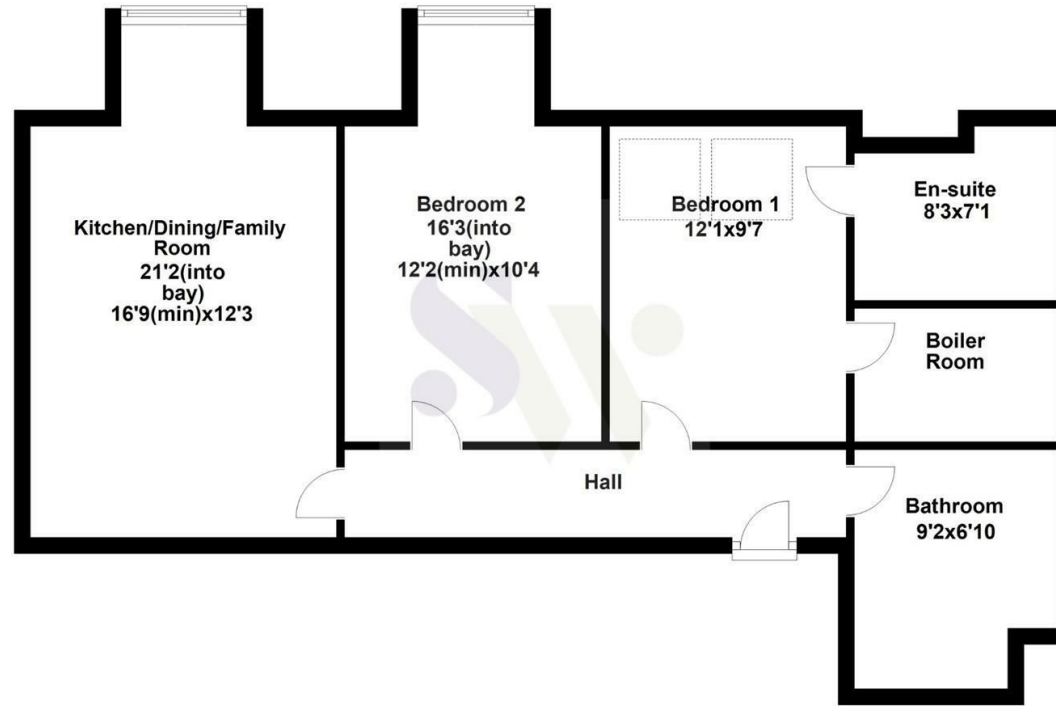


£179,950

2 2 1



Ground Floor



Floor plan not to scale - for guidance purposes only.
 Floor plan created by Simpson West for their use.
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



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