



117 Holdenby Drive
Corby, NN17 5EG



Simpson West

Built by highly reputable builder Kier Homes is this spacious second floor apartment boasting two double bedrooms that is being offered to the market for sale with a complete chain. The apartment is located within the popular Priors Hall Park in a private location and is within walking distance to the local schools, the new shopping parade which includes Sainsburys and other amenities. It is also an easy commute to the Corby Train Station. Features include an entrance hall, two double bedrooms with the larger boasting an en-suite shower room, in addition there is the main family bathroom with heated towel rails fitted and the open plan kitchen dining living area boasting a modern fitted kitchen with an integrated Fridge/freezer, dishwasher & washing machine included. Light fittings & Blinds are also included. Outside there is an allocated parking space located right outside the front door and also a communal bike shed. Early viewings are highly encouraged. Energy rating B. Council Tax Band B. Urban and Civic Estate charge applicable of approx £286 per annum. Service Charge/Ground Rent approx £1000 per annum.

£169,950



2



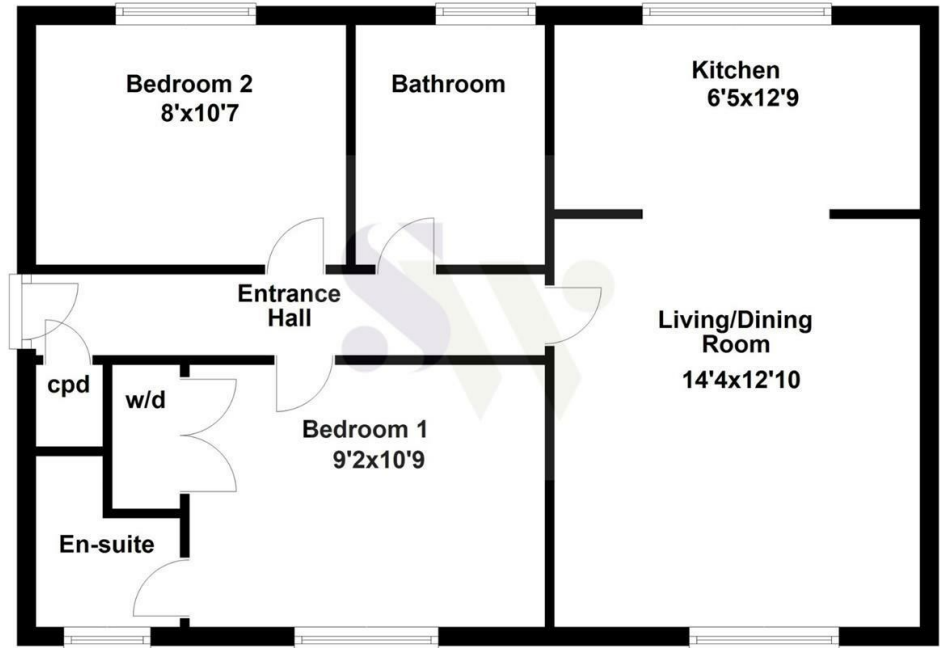
2



1



Second 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	83	83
(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



01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH