

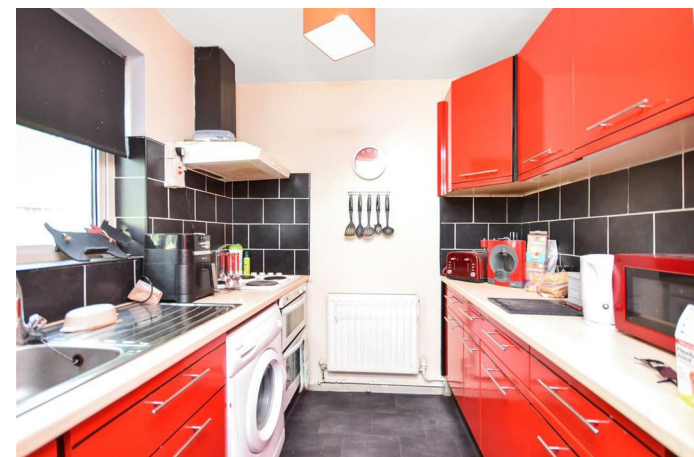


12 Tollgate Place  
Corby, NN18 8EP

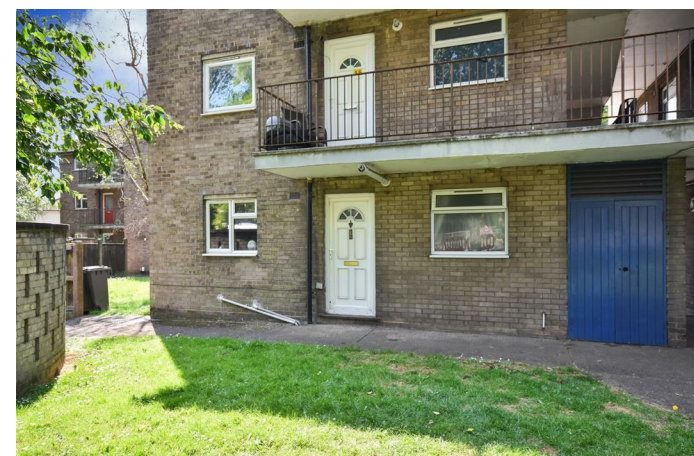


**Simpson West**

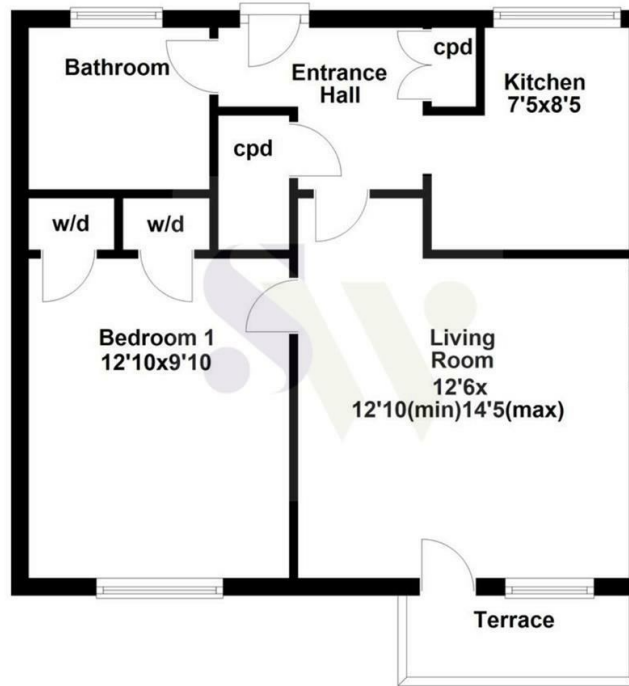
Simpson West are delighted to offer to the market for sale this rarely available ONE bedroom ground floor apartment in good decorative order that is being offered for sale with a tenant in situ. Features include an entrance hall, modern fitted kitchen, living room with door leading to the terrace, bedroom with fitted wardrobes and a bathroom with three piece suite. There is a storage shed off set in a block and plenty of communal parking. Service charge, Ground rent and Insurance approx £210 per annum. Early viewings are highly advised. Energy rating E. Council Tax Band A.



£100,000



## Ground Floor



Floor plan not to scale - for guidance purposes only.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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**.



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West**

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Journey Personal



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