



32 Carnoustie Drive

Corby, Northamptonshire NN17 5GP



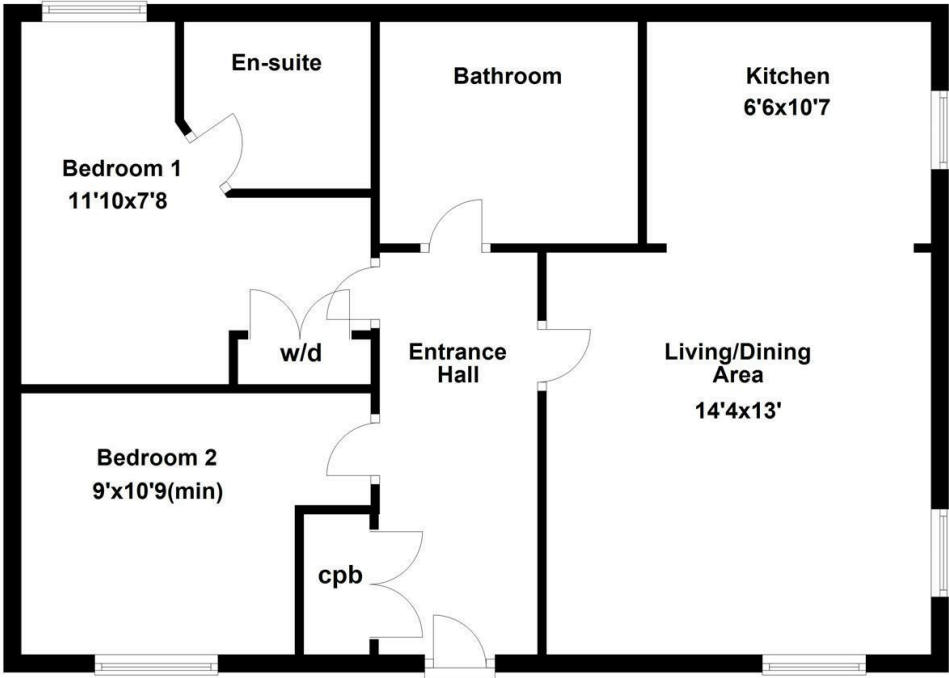
Simpson West

Simpson West are delighted to offer to the market for sale with no onward chain this well presented and rarely available TWO bedroom ground floor apartment that boasts its own private access. The property itself occupies a pleasant position within Priors Hall Park and is within walking distance to the local schools, shops and other amenities. Features include an entrance hall, large living dining room and a modern fitted kitchen, in addition there are two double bedrooms, the larger of which boasts an en-suite shower room, and there is the main family bathroom. Outside there is an allocated parking space in a car port. Early viewings are highly encouraged. Energy rating B. Service charge applicable of £1000 per annum approx. Council Tax Band B. Priors Hall Urban and Civic charges apply - £278 per annum.

£175,000



Ground Floor



Floor plan not to scale - for guidance purposes only.
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**

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