



6 Barclay House Filey Court
Corby, NN18 0QR



Simpson West

IDEAL FOR INVESTORS OR FIRST TIME BUYERS.

Being situated in this popular location which overlooks green space to the side is this immaculate presented first floor flat which must be seen if it is to be fully appreciated. Accommodation includes a reception hall, living room with dual aspect windows and a Juliette balcony, fitted kitchen with integrated appliances, two bedrooms, and a fitted family bathroom. Further features to includes gas central heating, allocated parking space and a BRAND NEW LEASE OF 169 YEARS. An early visit is highly recommended!

Energy Rating C. Council Tax Band A. *Maintenance and Ground Rent charges - £856.80 per annum*

£135,000



2



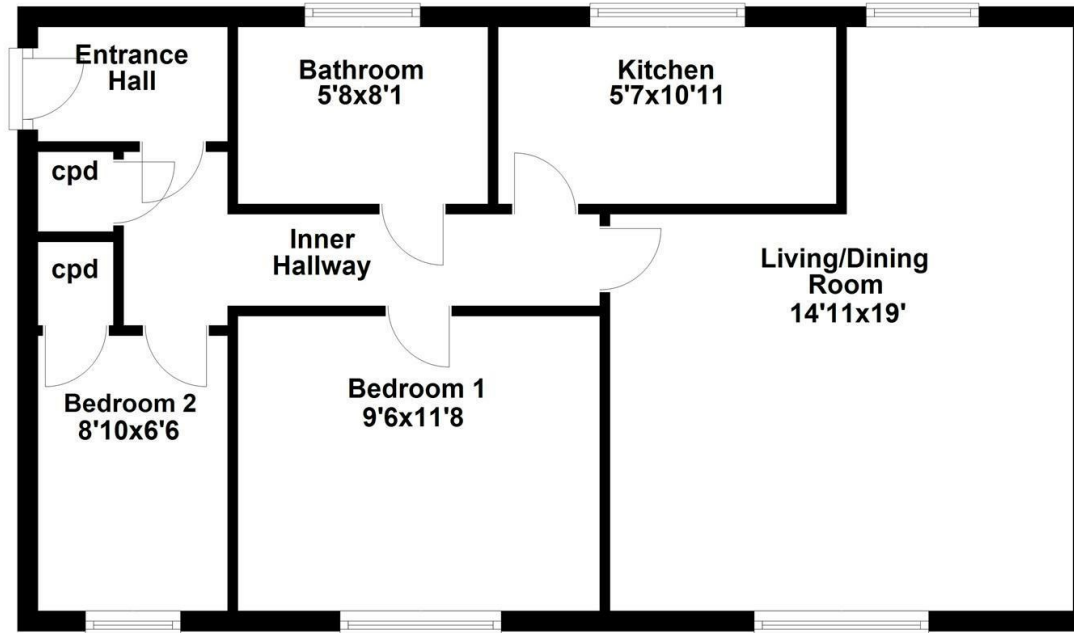
1



1



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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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