



45 Scarborough Walk  
Corby, NN18 0NR



**Simpson West**

Offered to the market in immaculate condition, this stunning one-bedroom apartment has been recently renovated to a high standard. Perfectly positioned within walking to locals shops and amenities. The apartment comprises a welcoming entrance hall leading to a generously sized bedroom, utility cupboard, modern fitted bathroom, spacious lounge/dining room, and beautifully refitted kitchen. Externally, the property benefits from a large locked storage area and is serviced by a communal public car park nearby. This stylish home offers quality modern finishes in an affordable and achievable property, making it ideal for professionals, first-time buyers, or investors alike. Early viewing is highly recommended to fully appreciate everything this unique apartment has to offer. Energy Rating: C. Council Tax Band: A. Service charge and ground rent: £411 p/a. Approx. 103 years remaining on the lease.

£129,950



1



1



1



Simpson West

# Ground Floor



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