



10 Rose Court  
Corby, NN17 3HE



**Simpson West**

(Attention Investors - Available to purchase with sitting tenant at £825pcm)

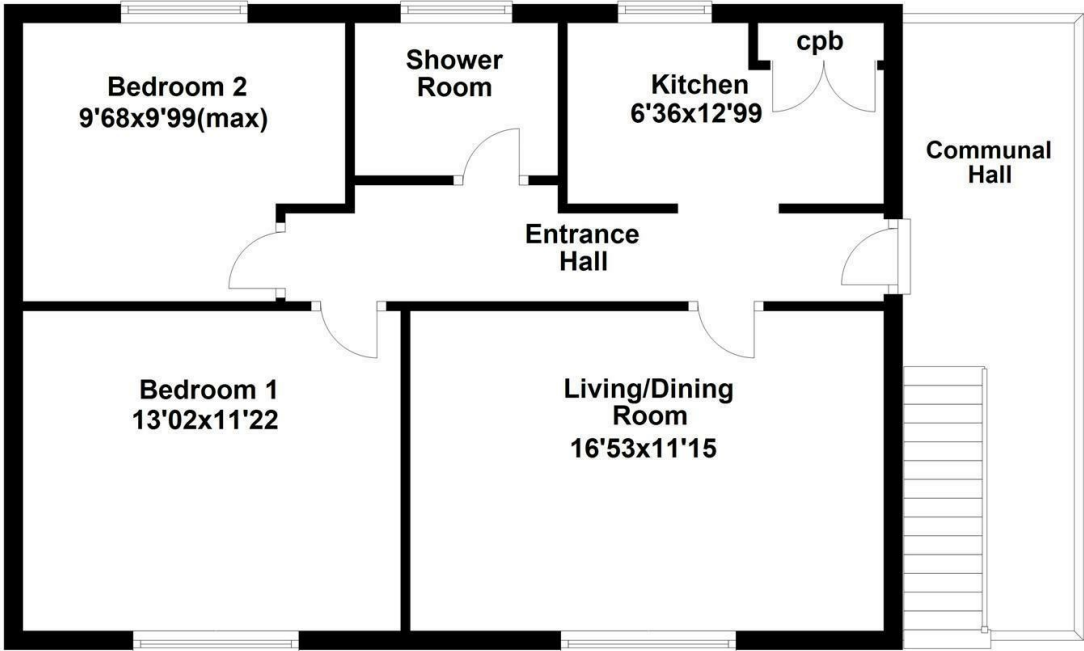
Simpson West are delighted to offer to the market for sale with no onward chain this rarely available TWO double bedroom first floor apartment located within the heart of the village of Weldon. The property itself is well positioned being within walking distance to transport links as well as an abundance of amenities. Features include an entrance hall, kitchen, living dining room, two large double bedrooms and the main shower room with three piece suite. Outside there are maintained communal gardens as well as an allocated storage shed. Early viewings are highly advised. Energy rating C. Council Tax Band A. Service Charge and Ground Rent of £220 per annum approx.

£155,000

 2  1  1



First 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) <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  
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Making Every  
Journey Personal



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