

BELVOIR!

LANGDALE GROVE, CORBY, NN17 2DG

£125,000 LEASEHOLD COUNCIL TAX B





New to the Market is this excellent ground floor apartment in the popular Studfall area of Corby. With the apartment being only a two minute walk to Studfall Junior School, under a mile walk to the Town Centre, and the Railway Station being under a 1.5 mile walk or drive, the location offers convenience for all buyers.

You enter the apartment via the private front door, which leads down the spacious entrance hallway, leading to all rooms and an internal storage cupboard. To the left, there is a modern family bathroom hosting a low level WC, wash hand basin and bath with mixer taps. Across the hall you will find the fitted kitchen with plentiful cupboards and worktop space.

At the end of the hallway, you will find the well presented living room which benefits from two double glazed windows, creating a light and airy space. The two bedrooms provide a vast amount of living space, with the master bedroom being over 13ft long.

There is also one allocated parking space to compliment the apartment.

This apartment is one not to be missed, so call us today on 01536 261 666 to book your viewing. EPC Rating D

ENTRANCE AND HALLWAY Private double glazed door at the entrance. Carpet flooring. Storage cupboard and airing cupboard.

BATHROOM 6' 0" x 7' 3" (1.833m x 2.223m) Tiled flooring, tiling to walls. Low level WC and wash hand basin. Bath with mixer taps and shower over.



KITCHEN 7' 7" x 8' 3" (2.321m x 2.520m) Fitted kitchen with base and wall units. Sink and drainer. Integrated cooker and extractor hood over. Lino flooring. Two double glazed windows.

LIVING ROOM 11' 3" x 8' 6" (3.446m x 2.605m) Carpet flooring, two double glazed windows, storage heater.

MASTER BEDROOM 8' 2" x 13' 1" (2.499m x 4.001m) Carpet flooring, double glazed window, storage heater.

BEDROOM TWO 7' 7" x 7' 1" (2.336m x 2.166m) Carpet flooring, storage heater, double glazed window.

ALLOCATED PARKING Parking for one car.

AGENTS NOTES

New carpets to flooring.

New flooring in the kitchen.

Some storage heaters have been upgraded also.

Lease - 125 years from 1 January 2005

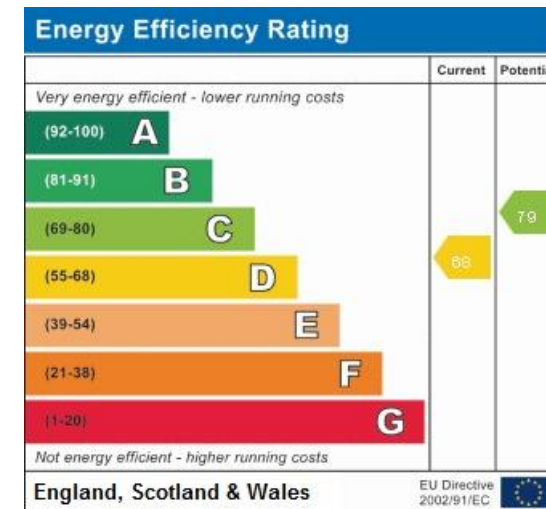
Current Ground Rent £150 pa

Current Service/Maintenance Charge £352 quarterly
(£1408.00 pa)

Reviewed yearly



Ground Floor



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.