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Tunwell Lane, Corby

£85,000 Leasehold

**BELVOIR!**

EPC Rating C. Council Tax A.





Belvoir are pleased to bring to the market this two bedroom first floor maisonette. This property is located in the heart of the Old Village in Corby.

The property is in a quiet tucked away location. There are tenants in situ.

The property has an entrance hall on the ground floor, stairs up to the hallway with doors to both bedrooms, bathroom and living room. Through the living room is the kitchen.

Property has an allocated parking space which is to the communal car park to the rear.

### Entrance Hall

Front door to the property double glazed, electric storage heater. Flooring is carpet, there are stairs up to the first floor.

### Landing

Doors to the lounge, bathroom, bedroom one and bedroom two. Carpet flooring, airing cupboard.

### Living Room

4.4m x 3.2m (14'5" x 10'6")

Two windows to the front of the property double glazed, electric radiator, carpet flooring.

### Kitchen

2.4m x 2.4m (7'11" x 7'11")

window to the rear double glazed. Fitted kitchen with wall and base units, sink and drainer, work surfaces, half tiled, stand alone electric oven and electric hob. Plumbing for a washing machine, radiator is a kick heater. Vinyl flooring.

### Bedroom One

2.6m x 4.1m (8'6" x 13'6")

Window to the front of the property double glazed, electric storage heater, carpet flooring.





## Bedroom Two

2.3m x 2.6m (7'6" x 8'6")

Window to the rear of the property double glazed, electric storage heater and carpet flooring.

## Bathroom

Window to the rear of the property double glazed, bath with shower over, wash hand basin, extractor fan, WC, part tiling, vinyl flooring, electric storage heater.

## Agents Notes

Lease 99 years from 25 March 1989

Service Charge £839.65 pa

Ground Rent £110.73 pa

Reviewed annually

Property has tenants in situ.

Property has an allocated parking space which is to the communal car park to the rear.



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
	72	80
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Contact us today to arrange a viewing...

[www.belvoir.co.uk](http://www.belvoir.co.uk)

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