

# property details **approval form**

22 Pascal Close, Corby, Northamptonshire, NN17 4AG

**Date:** 22 May 2025

**Property Ref and Version:** COR112686 - 0004

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Property Images  |
| 3. Short Description | 7. Floor Plan       |
| 4. Long Description  |                     |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£140,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2009.

## >> **key features**

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- > No chain
- > Ground floor
- > Allocated parking
- > Conveniently located
- > EPC Rating: C

## >> **short description**

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William H Brown are delighted to bring to the market this two bedroom GROUND FLOOR Apartment with allocated parking. This property comes as NO CHAIN. An ideal purchase for a first time buyer or investor.

## >> **long description**

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William H Brown are delighted to bring to the market this two bedroom GROUND FLOOR Apartment with allocated parking. This property comes as NO CHAIN. This property is ideal for a first time buyer or investment purchaser. the property is a sought after area of Corby with lots of local amenities close by. There is good transport routes from the property into town.

The property itself comprises of an open plan kitchen/living room with doors leading to bedrooms one, two and family bathroom. To the rear you will find two allocated parking spaces.

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## >> **room description**

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### **Entrance Hall**

Through the composite front door leading to ground floor accommodation.

### **Living/Kitchen/Diner**

15' 5" into recess x 14' 11" ( 4.70m into recess x 4.55m )

Wall and base units in kitchen area, gas hob, integral cooker with extractor above, double glazed window to rear, door leading to hallway, mix of carpet and tiling, radiator.

### **Hall**

Door to kitchen, storage cupboard, bedroom one and two, bathroom and airing cupboard.

### **Bedroom One**

9' 7" x 9' to wardrobe ( 2.92m x 2.74m to wardrobe )

Built in wardrobe, double glazed window to rear, carpet, radiator.

### **Bedroom Two**

8' 8" x 7' 8" ( 2.64m x 2.34m )

Double glazed window to rear aspect, radiator, carpeted.

### **Bathroom**

Obscure double glazed window to rear, tiled flooring, wash hand basin, shaving point, bath with shower over, extractor and radiator.

### **Externally**

#### **Parking**

Allocated parking for two vehicles

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## >> **property images**



**Your William H Brown office:** 61A Corporation Street, CORBY, Northamptonshire, NN17 1NQ  
**T** 01536 267418 **E** corby@williamhbrown.co.uk

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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Rob Pearson-Lowther		22/05/2025
Mr A. Robertson		