

property details **approval form**

12 Tollgate Place, Corby, Northamptonshire, NN18 8EP

Date: 09 May 2025

Property Ref and Version: COR112631 - 0007

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**

offers over £90,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jan 1991.

>> **key features**

- > Conveniently located
- > Double bedroom
- > Ground floor
- > EPC Rating: C

>> **short description**

This property would make an ideal investment property or first time buyer due to it's proximity to a range of local amenities.

>> **long description**

William H Brown are please to present to market this rarely available one-bedroom flat on the outskirts of Corby/Corby village. Located within walking distance to local schools, shop, and other local amenities. Communal parking and has outside storage area.

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>> room description

Entrance Hall

Access to Boiler, under floor heating and access to kitchen, lounge and bathroom.

Lounge

12' 1" x 12' 8" (3.68m x 3.86m)

Double glazed window to rear and side aspect, carpeted and radiator.

Kitchen

7' 4" x 7' 5" (2.24m x 2.26m)

Double glazed window to front, Vinyl flooring, wall and base units with worksurface over, Sink drainer, cooker built in with extractor hood above, radiator.

Bedroom

12' 1" x 9' 11" (3.68m x 3.02m)

double glazed window to rear, two built in cupboards, carpeted, radiator.

Bathroom

WC, wash hand basin, bath with shower over, vanity unit and tiling with vinyl flooring.

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>> **room description**

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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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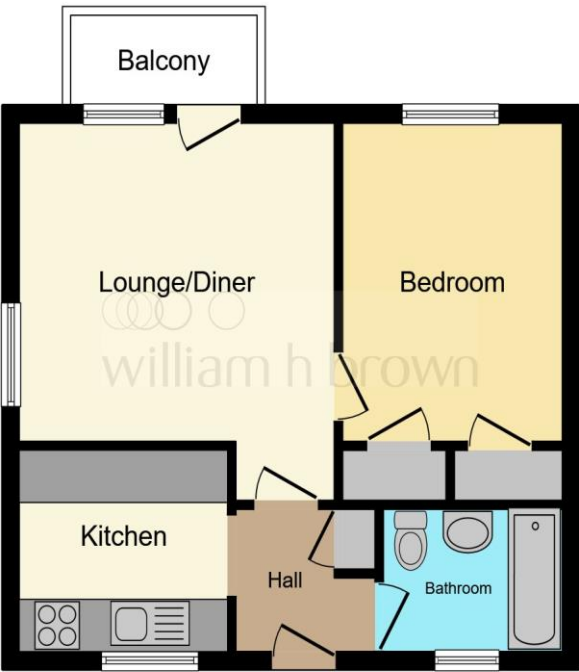
>> **property images**



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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

>> approval

Signature		Date
Iona Roberts		09/05/2025
Mr R. ENGLISH		