









## welcome to

# **Angus House Argyll Street, Corby**

William H Brown are delighted to present to market this rarely available 3 bedroom maisonette close to Corby Town Centre. This property would make an ideal investment property due to it's proximity to a range of local amenities.





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#### **Entrance Porch**

#### **Entrance Hall**

### Lounge

12' 4" x 19' 3" ( 3.76m x 5.87m )

#### Kitchen

10' 8" x 10' (3.25m x 3.05m)

#### **Bedroom One**

9' 3" x 12' 3" ( 2.82m x 3.73m )

#### **Bedroom Two**

10' 7" x 9' 9" ( 3.23m x 2.97m )

#### **Bedroom Three**

9' 1" x 8' 5" ( 2.77m x 2.57m )

#### **Externally**











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# **Angus House Argyll Street, Corby**

- 3 spacious bedrooms
- level access wet room
- Large Lounge/diner
- Spacious accommodation
- Close Proximity to Corby town centre

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 116.03

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000









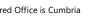
Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/COR112843



Property Ref: COR112843 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







01536 267418



corby@williamhbrown.co.uk



61A Corporation Street, CORBY, Northamptonshire, NN17 1NQ



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