



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Argyll Street, Corby, Northamptonshire, NN17 1RU

£120,000

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### "Town Centre Convenience"

This is a great opportunity to secure a centrally located flat which offers an outside space with a part covered balcony. The accommodation comprises entrance hall with storage, generous sized living/dining room, fitted kitchen, bathroom and two double sized bedrooms. The property is being offered for sale with NO CHAIN.

This first floor flat is well located for the town centre and it's many amenities.

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The first floor accommodation comprises entrance hall, which has three storage cupboards.

There is a nice size living/dining room from which there is access to the part covered balcony which provides an outdoor space.

The kitchen is fitted with a range of base units with work surfaces incorporating a sink with drainer and mixer tap.

From the inner hall there is another storage cupboard and access to two double sized bedrooms and the bathroom which includes a side panel bath, WC and a wash hand basin set within a vanity unit with ceramic tiled wall surrounds.

Gas fired central heating system.

### Room Measurements

**Entrance Hall 2.08m x 1.63m (6'10" x 5'4")**

**Lounge Diner 4.42m x 4.8m (14'6" x 15'9") narrowing to 9ft 4in**

**Kitchen 3.07m x 2.13m (10'1" x 7'0")**

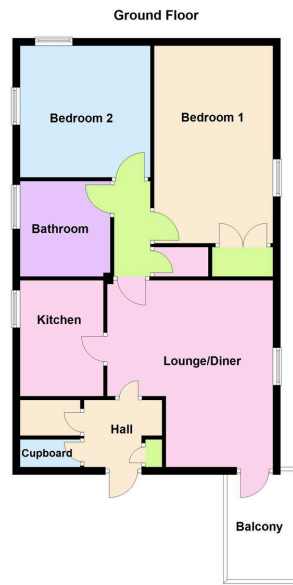
**Bathroom 2.57m x 1.88m (8'5" x 6'2")**

**Bedroom 1 4.24m x 3m (13'11" x 9'10")**

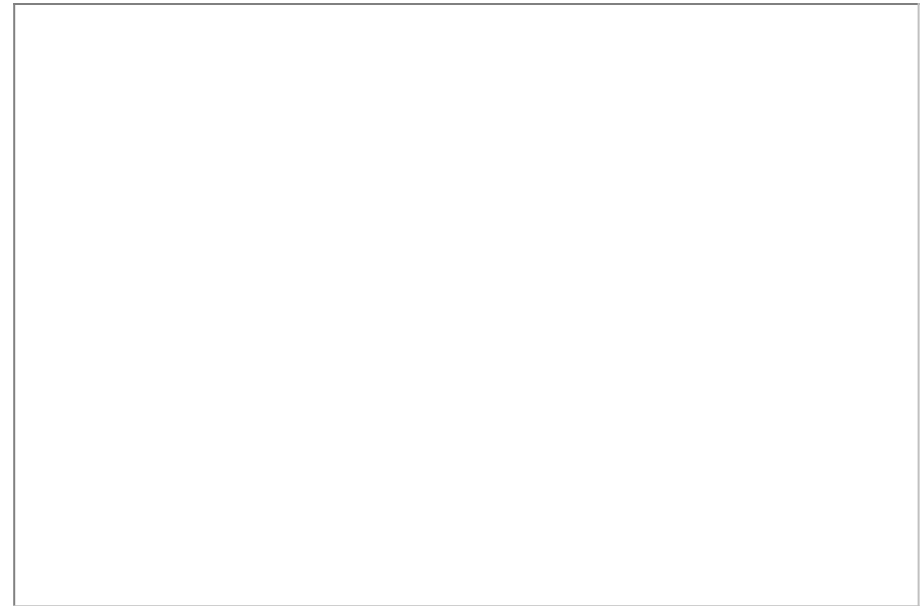
**Bedroom 2 3.51m x 2.84m (11'6" x 9'4")**

**Balcony 2.82m x 1.83m (9'3" x 6'0")**





- First Floor Flat
- Convenient Town Centre Location
- Living/Dining Room
- Bathroom
- No Chain
- Two Double Bedrooms
- Fitted Kitchen
- Outside Balcony Space



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby,  
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