



44 Wentworth Drive
Corby, NN17 5AQ



Simpson West

Nestled within the ever-desirable Priors Hall Park development, this beautifully presented first-floor apartment offers modern living at its finest. Boasting two generously sized double bedrooms, this home is perfectly suited for first-time buyers, downsizers, or investors alike.

Step inside to find a welcoming entrance hall leading through to a spacious and light-filled living/dining room, seamlessly flowing into a stylish contemporary kitchen complete with integrated appliances—ideal for entertaining or everyday family life. The larger of the two bedrooms benefits from fitted wardrobes and its own private en-suite shower room, while the second double bedroom is served by a sleek family bathroom.

Residents will also enjoy the convenience of allocated off-road parking, as well as easy access to a wealth of local amenities, including schools, shops, and leisure facilities—all just a short stroll away.

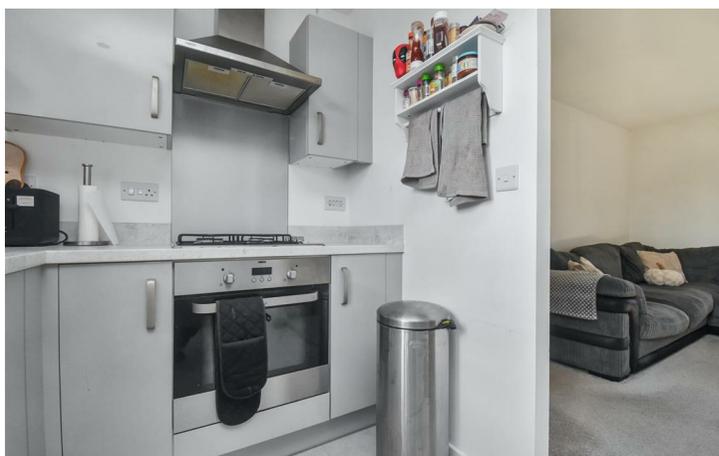
With its combination of modern design, a highly sought-after location, and excellent energy efficiency (rated B), this apartment is sure to attract strong interest. Early viewings are highly recommended to avoid disappointment.

Service Charge/Ground Rent: £2086.45 per annum

Urban & Civic Estate Charge: £286 per annum

Council Tax Band: B Energy Rating B.

£145,000



Second Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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