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The Avenue, Priors Hall, Corby

£190,000 Leasehold

BELVOIR!

EPC Rating A. Council Tax B.



An exceptional two-bedroom third-floor apartment, constructed by Etopia Corby and designed with sustainability and energy efficiency at its core. This contemporary eco-home benefits from an advanced air source heat pump, MVHR (Mechanical Ventilation with Heat Recovery) system with Cooling Comfort, & a shared solar PV and energy management system, helping to reduce energy consumption & enhance year-round comfort.

Accessed via a secure fob entry system with lift service to all floors, the apartment offers stylish & well-planned accommodation throughout. The spacious entrance hall provides useful storage & leads into a superb open-plan living area, creating an ideal space for modern living & entertaining. The contemporary handleless kitchen is fully fitted & features a comprehensive range of integrated appliances, including a washer/dryer, fridge/freezer, microwave & slimline dishwasher.

French doors from the living space open onto two separate private balconies with attractive glass balustrades, enjoying delightful views across Priors Hall Park & the open countryside beyond.

There are two generously sized bedrooms, with the principal bedroom benefitting from built-in wardrobes & a luxurious en-suite shower room featuring a double shower enclosure. A well-appointed family bathroom serves the second bedroom & guests alike.

Externally, the property benefits from an allocated parking space, visitor parking & access to communal garden areas. Offered for sale with a share of the freehold, this impressive apartment presents a rare opportunity to acquire a highly efficient & environmentally conscious home in a sought-after location.

Communal Entrance

Key fob entry, stairs rising to all floors, elevator to all floors.

Entrance Hall

Door opening into apartment, Forbo vinyl flooring, plant room.

Open Plan Living

8.53m x 3.57m (28'0" x 11'8")

Kitchen - Double glazed window to side. Kitchen comprising of wall & base soft close handleless units, composite works surfaces over, stainless steel sink with drainer, Blanco mixer tap, integrated appliances including oven, microwave, fridge/freezer, washer/dryer & slimline dishwasher, four ring induction hob, cooker hood over, breakfast bar, Forbo vinyl flooring, down lights,

Living Space - Two double glazed French doors to rear & side opening onto private balcony, double glazed window to side, Forbo vinyl flooring, down lights, TV point, Internet point, electric wall mounted heater.





Bedroom One
4.4m x 2.96m (14'5" x 9'8")

Double glazed full length window to rear, carpet to flooring, ceiling light, electric wall mounted heater, built in wardrobe.

En-Suite
2.14m x 1.61m (7'0" x 5'4")

Double shower enclosure, mains shower, concealed cistern WC, wash hand basin set into vanity shelf, loft access to air source heat pump, shave point, down lights.

Bedroom Two
4.42m x 2.42m (14'6" x 7'11")

Double glazed full length window to rear, carpet to flooring, ceiling light, electric wall mounted heater.

Bathroom
2.43m x 2.03m (8'0" x 6'8")

Panelled bath with mixer tap, telephone shower attachment, concealed cistern WC, wash hand basin set into vanity self, loft access to air source heat pump, shave point, down lights.

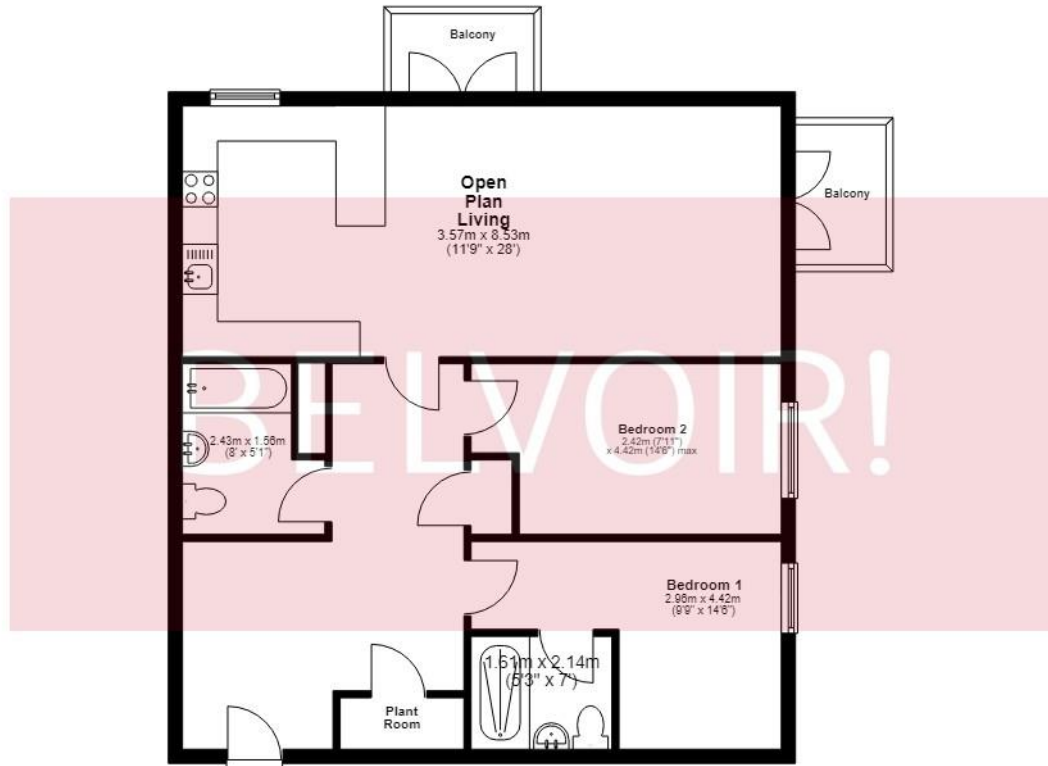
External
Communal garden, allocated parking, visitor, parking.

Agents Notes
Lease 999 years from and including 17 December 2023
Management Charge £1260 pa (£105 pm) for Share of Freehold
Development Charge - £280.80 pa

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

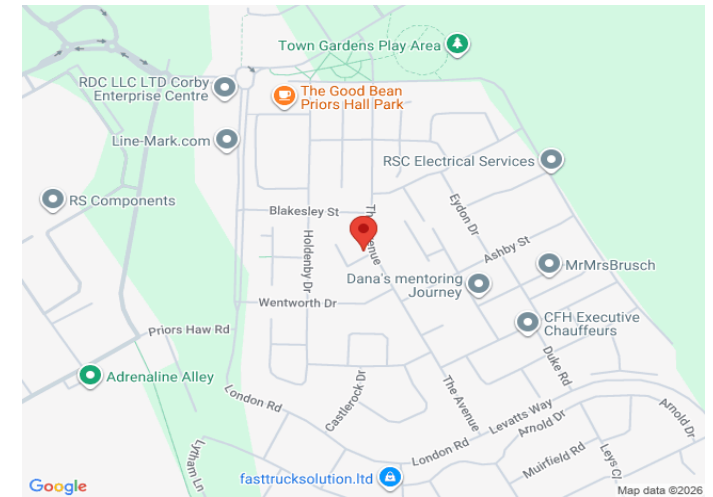


3rd Floor Apartment



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	101	101
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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