



**Connells**

Cannock Road  
Corby



## Property Description

This two bedroom apartment is the perfect property for a first time buyer or investor looking for a buy to let. The property is situated with many local amenities surrounding including local shops and schools, along with easy access to Corby Town Centre and Train Station.

The property itself offers generous living space with an open plan kitchen and lounge, perfect for relaxing or entertaining. The bedrooms are both double in size, the master bedroom boasts its own ensuite shower room, and bedroom two being perfect as a child's bedroom or can be used as a home office. The family bathroom is perfectly situated opposite bedroom two.

Completing this property is an allocated parking space to the rear of the property.

## Entrance Hall

Entrance door, carpet flooring, fuse box, intercom.

## Lounge / Kitchen

Kitchen:

Window, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, integrated oven and hob with extractor fan, tiled splash backs, vinyl flooring.

Lounge:

External doors opening out to Juliette balcony, carpet flooring.

## Agents Note

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

## **Bedroom One**

Window, carpet flooring.

## **Ensuite**

Walk in shower cubicle, wash hand basin, low level WC, vinyl flooring, tiled splash areas.

## **Bedroom Two**

Window, carpet flooring.

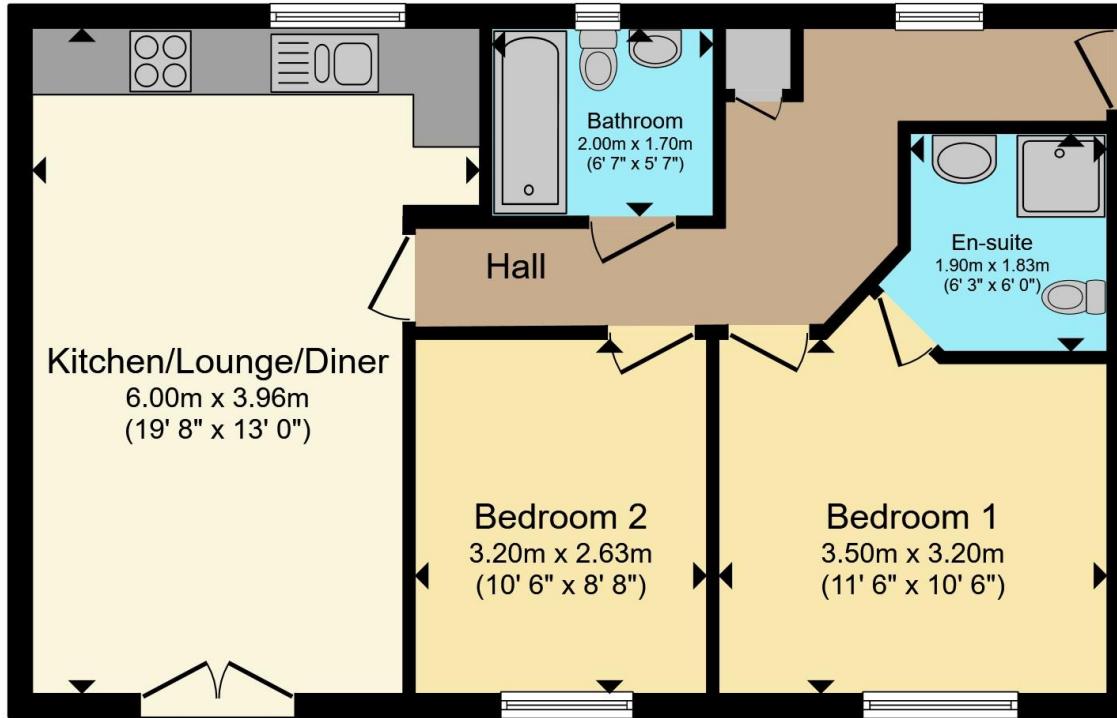
## **Family Bathroom**

Window, bath with mixer tap and shower attachment, wash hand basin, low level WC, tiled splash backs, vinyl flooring.









Total floor area 58.0 m<sup>2</sup> (624 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells

To view this property please contact Connells on

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10 Charter Court Butland Road Oakley Vale  
 CORBY NN18 8QT

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge: 595.50  
 Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OKV307714](http://connells.co.uk/Property/OKV307714)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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 guidance 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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