



Flat 2 74A Studfall Avenue  
Corby, Northamptonshire NN17 1LE



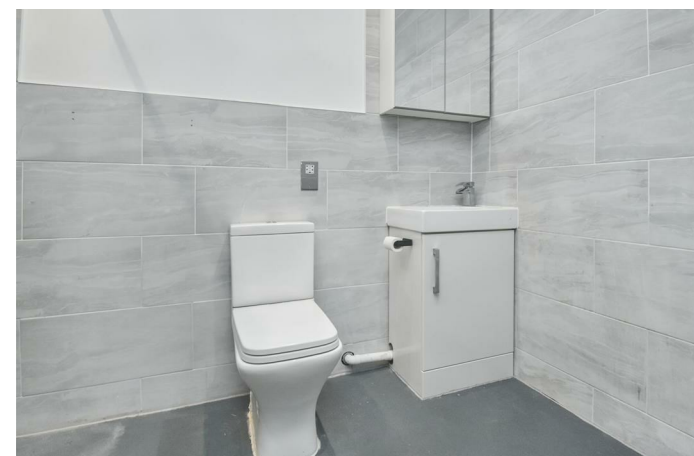
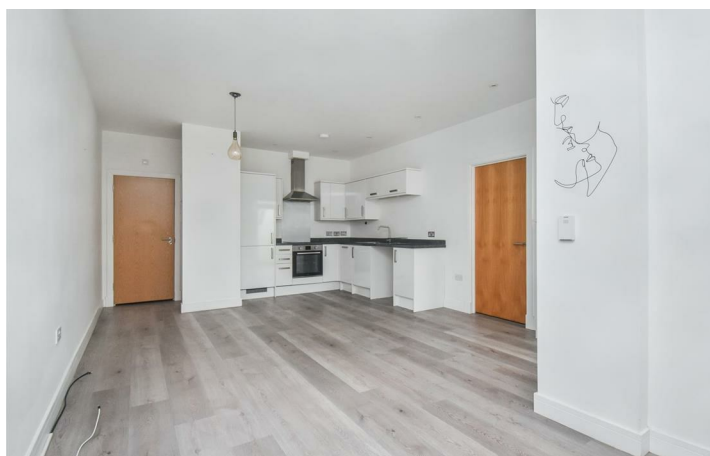
**Simpson West**

This beautifully presented ground floor apartment simply has to be seen if it is to be truly appreciated. Converted from the historical Open Hearth public house this rarely available home offers features and accommodation to include a reception hall with private entrance, superb open plan living/dining/kitchen area with a range of integrated appliances, bedroom and a four piece bathroom. Outside there are communal lawned gardens surrounding the properties and there is also secure allocated and guest parking. Energy Rating C. Council Tax Band A. \*Ground rent £99.89 per annum\* \*Maintenance fee £1200 per annum\*

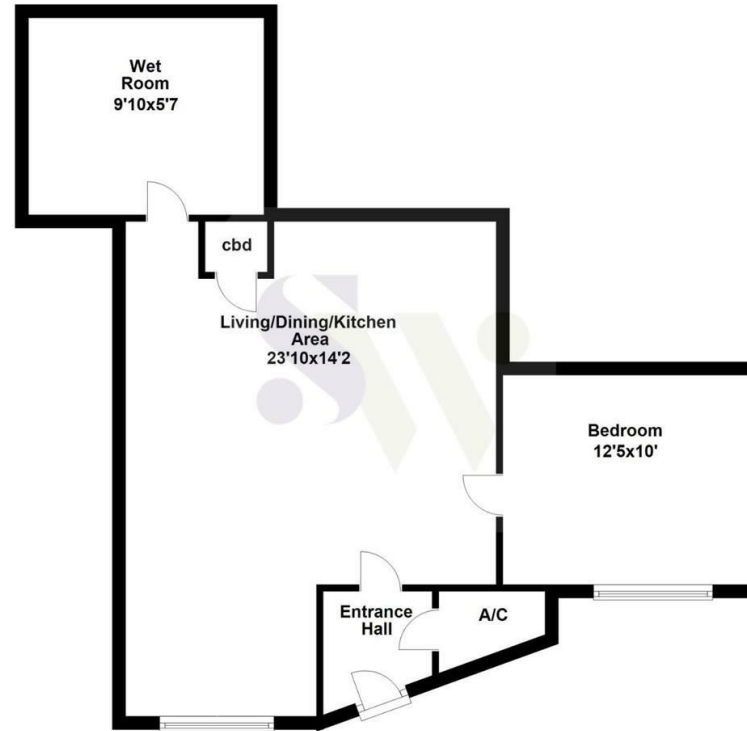


£150,000

 1  1  1




## Ground Floor



Floor plan not to scale - for guidance purposes only.  
Floor plan created by Simpson West for their use.  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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