



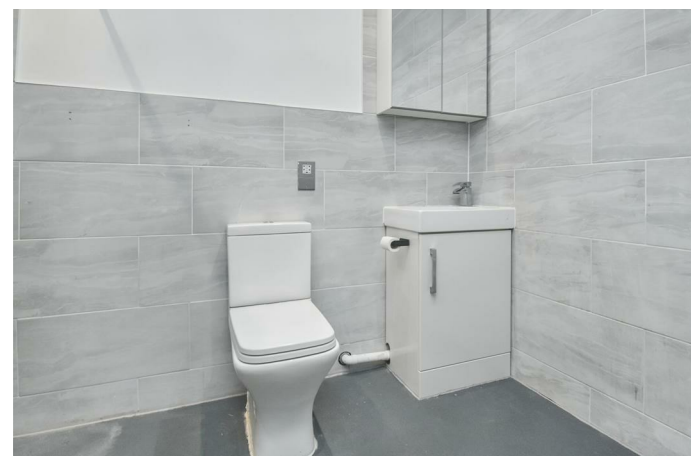
Flat 2, 74A Studfall Avenue
Corby, Northamptonshire NN17 1LE



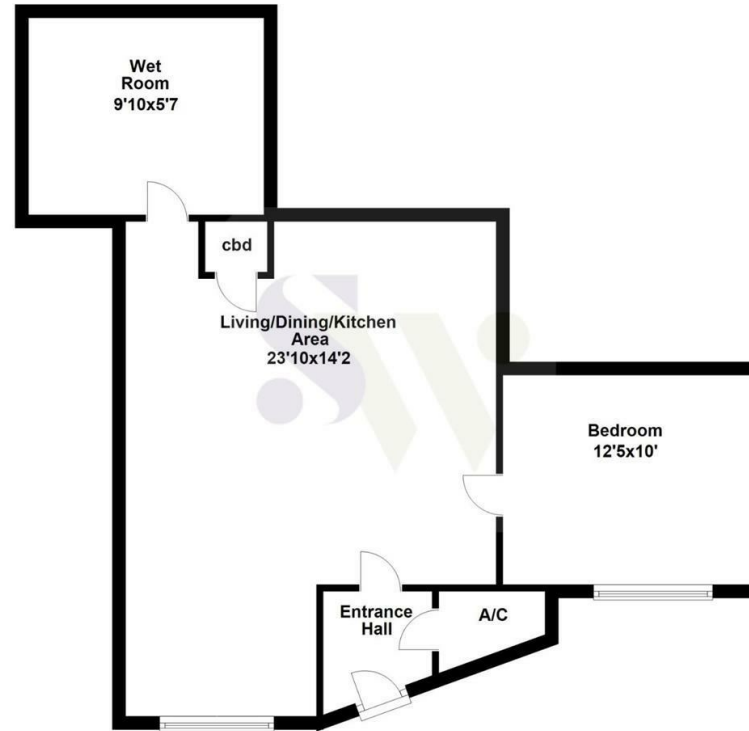
Simpson West

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.

£850 Per Calendar Month




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) A		
(81-91) B		
(69-80) C	73	73
(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 	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH