



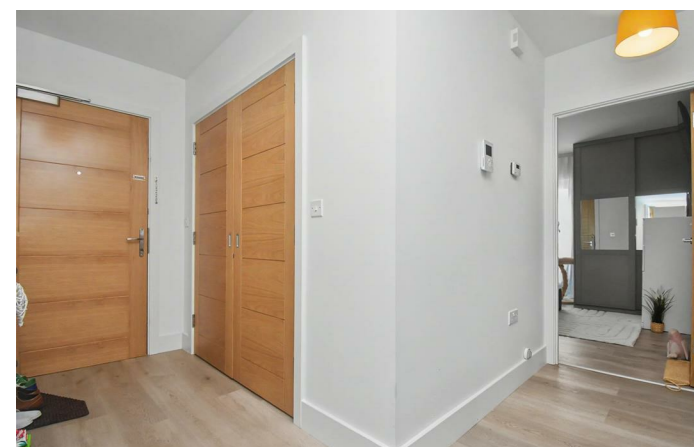
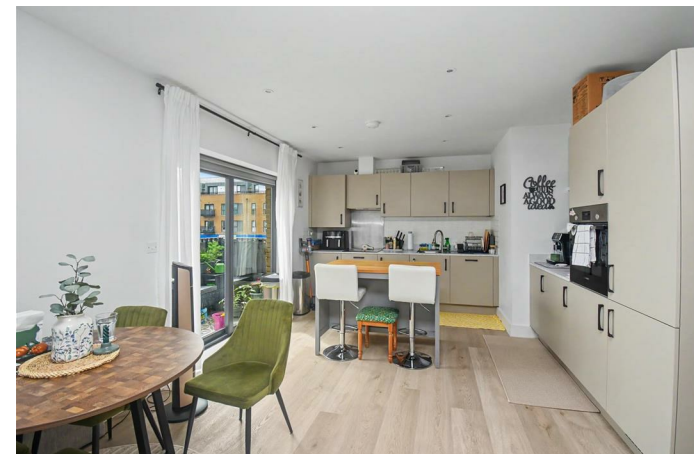
4 Willow Heights Epping Road

Corby, NN18 8GS

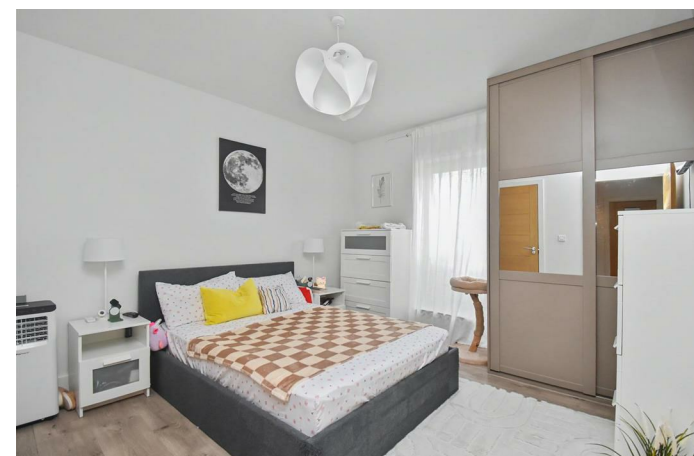
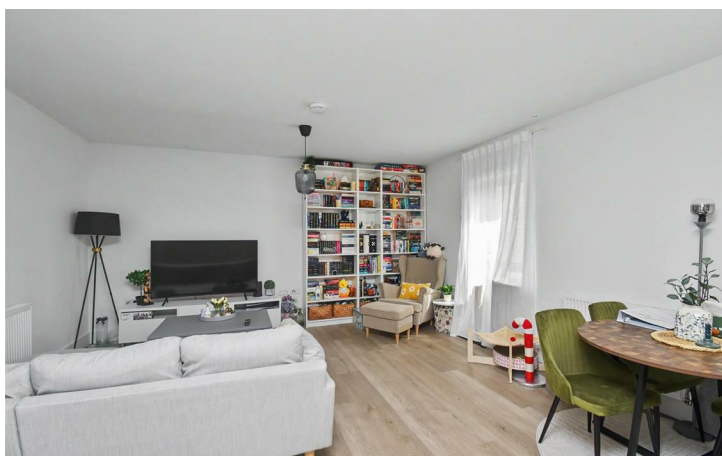


Simpson West

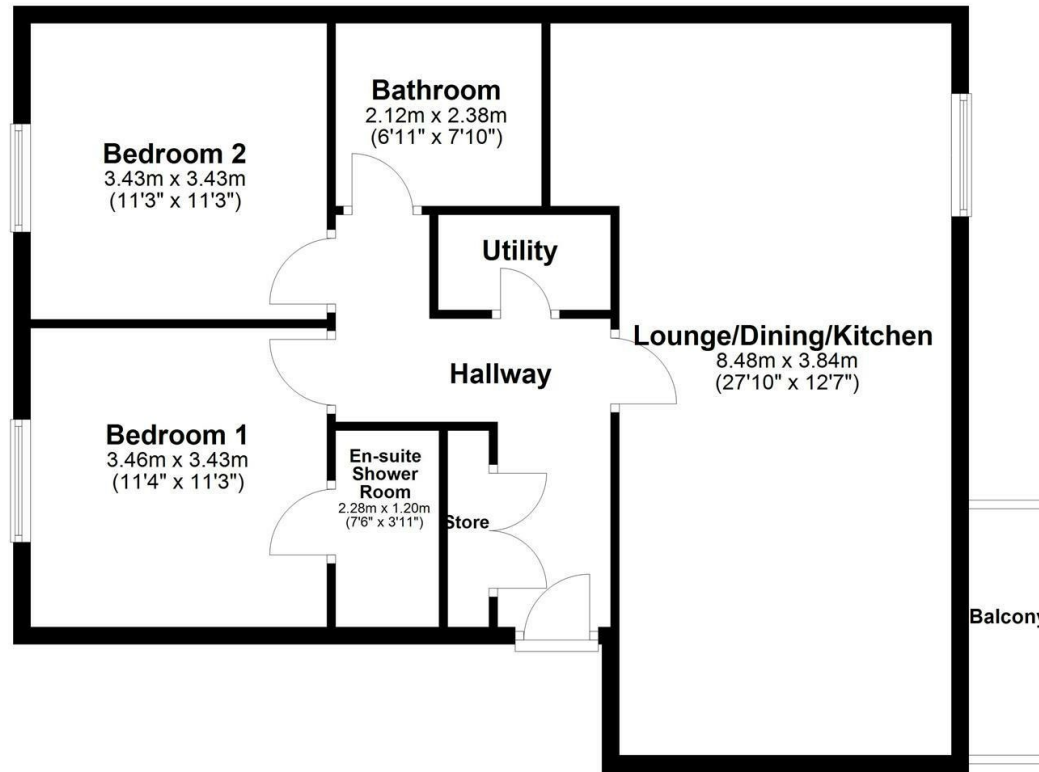
Simpson West are delighted to offer to the market for sale this rarely available TWO bedroom first floor apartment located in the much sought after village of Little Stanion presented in outstanding condition throughout. Providing deceptively spacious, high specification accommodation throughout which includes a balcony seating area, a utility room with plumbing and space for a washing machine, a beautifully presented open plan living/kitchen/dining room with the kitchen enjoying a modern fitted units and a range of integrated appliances. There are also TWO DOUBLE BEDROOMS with the master bedroom boasting en-suite shower facilities and fitted wardrobes. The property also benefits from a separate modern fitted bathroom with full height tiling, rainfall shower head, vanity unit and wash hand basin and heated towel rail. Outside, there is allocated and guest parking as well as communal EV chargers located within a secure, gated car park. Early viewing is highly recommended to avoid disappointment. Energy Rating B. Council Tax Band B. Maintenance fee of approx £150 per month, 121 years left on the lease.




£165,000



Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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 	



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**

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