



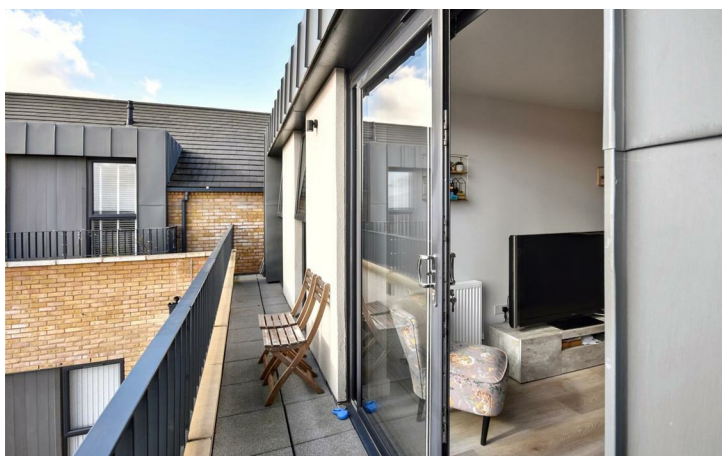
Willow Heights Epping Road
Corby, NN18 8GS



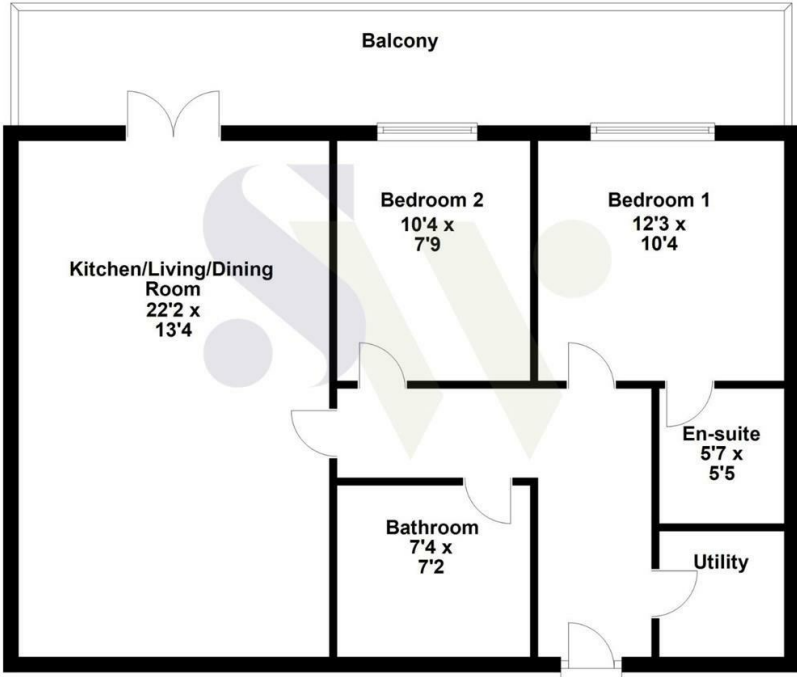
Simpson West

Simpson West are delighted to offer to the market for sale this exclusive, and rarely available, TWO bedroom penthouse 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 with rolling field views, a utility room with plumbing and space for a washing machine, a beautifully presented open plan living/kitchen/dining room with the kitchen enjoying modern, handle less, fitted units and a range of integrated appliances. There are also TWO DOUBLE BEDROOMS with the master bedroom boasting en-suite 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, anti fog back lit vanity mirror and heated towel rail. Early viewing is highly recommended to avoid disappointment. Outside, there is allocated and guest parking located within a secure, gated car park. Energy Rating B. Council Tax Band B. Maintenance fee of approx £1320 per annum.

£170,000



Top 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



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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01536 202007

info@simpsonwest.co.uk

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

64 Corporation Street, Corby, Northants, NN17 1NH