



103 Holdenby Drive

Priors Hall Park, NN17 5EG



Simpson West

Simpson West are delighted to offer to the market for sale this well presented and rarely available TWO bedroom ground floor apartment that boasts its own private access. The property occupies a pleasant position within Priors Hall Park and is within walking distance to the local schools, shops and other amenities. The property comprises entrance hall, large living dining room, a modern fitted kitchen with a range of integrated appliances, a family bathroom with full height tiling and integrated storage solutions, in addition there are two double bedrooms with master bedroom benefiting from fitted wardrobes and an en-suite shower room. Outside there is an allocated parking space to the rear and a private, fenced outside space to the front of the property. Early viewings are highly encouraged. Energy rating B. Service charge applicable of £1100 per annum approx. Council Tax Band B. Priors Hall Urban and Civic charges apply - £278 per annum. Energy Rating B.



Asking Price £160,000



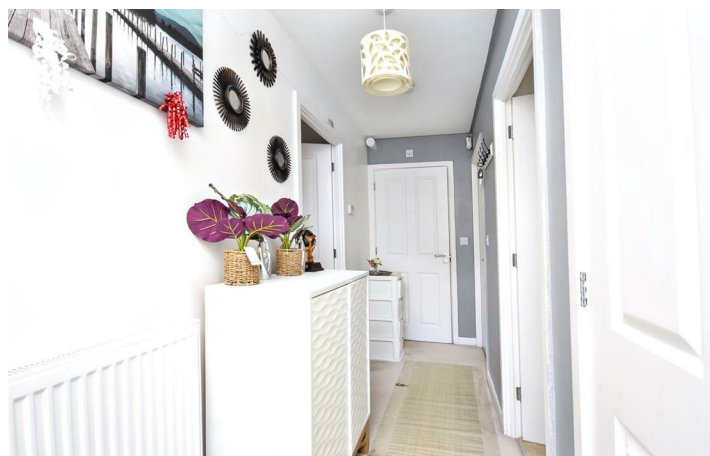
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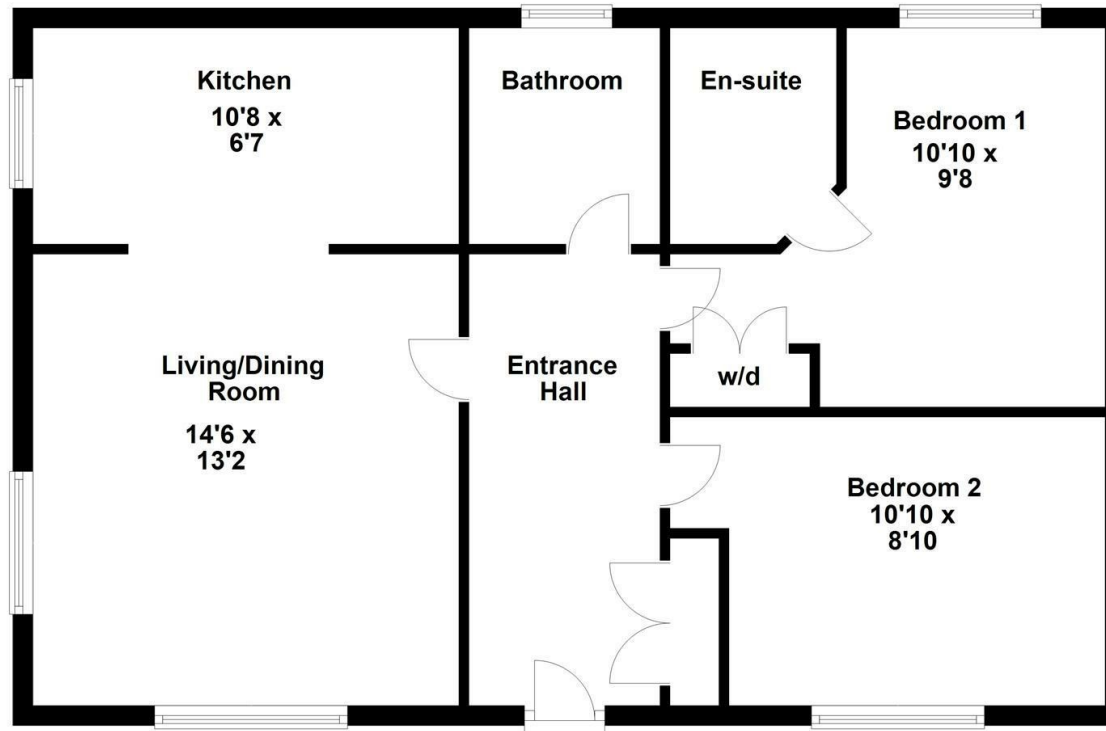


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Simpson West

Ground Floor



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

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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



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