

# BRENNAN

BESPOKE

OFFERS IN EXCESS OF

**£200,000**

**The Avenue**

Corby, NN17 5GR

Located on The Avenue in the highly desirable Priors Hall Park, Corby, this exceptionally presented two-bedroom top floor apartment, built by Etopia Homes, offers stylish, energy-efficient living and represents an ideal first-time purchase or investment opportunity. The apartment is accessed via a welcoming entrance hallway, which provides access to all principal rooms and immediately highlights the high standard of presentation throughout. From the hallway, you are led to Bedroom One, a well-proportioned double room that benefits from a modern en-suite shower room, offering both comfort and privacy. Also accessed from the hallway is the main bathroom, finished to a contemporary standard. Bedroom Two is currently utilised as a walk-in wardrobe and dressing room, demonstrating the flexibility of the space, though it would equally suit use as a guest bedroom or home office. The heart of the apartment is the impressive open-plan kitchen/diner and living area, which provides a fantastic space for modern living and entertaining. The kitchen is well-appointed and features a breakfast bar, ideal for casual dining or social gatherings, while the spacious living area allows ample room for seating and relaxation. This area is further enhanced by access to two private balconies, offering valuable outdoor space and a pleasant place to unwind. Additional benefits include an allocated parking space as well as visitor parking, ensuring convenience for both residents and guests. The apartment also enjoys excellent natural light and a peaceful top-floor position. Situated close to local amenities, green spaces and transport links, and finished to a high standard throughout, this superb apartment on The Avenue combines style, practicality and location, making it a highly attractive opportunity for a wide range of buyers.

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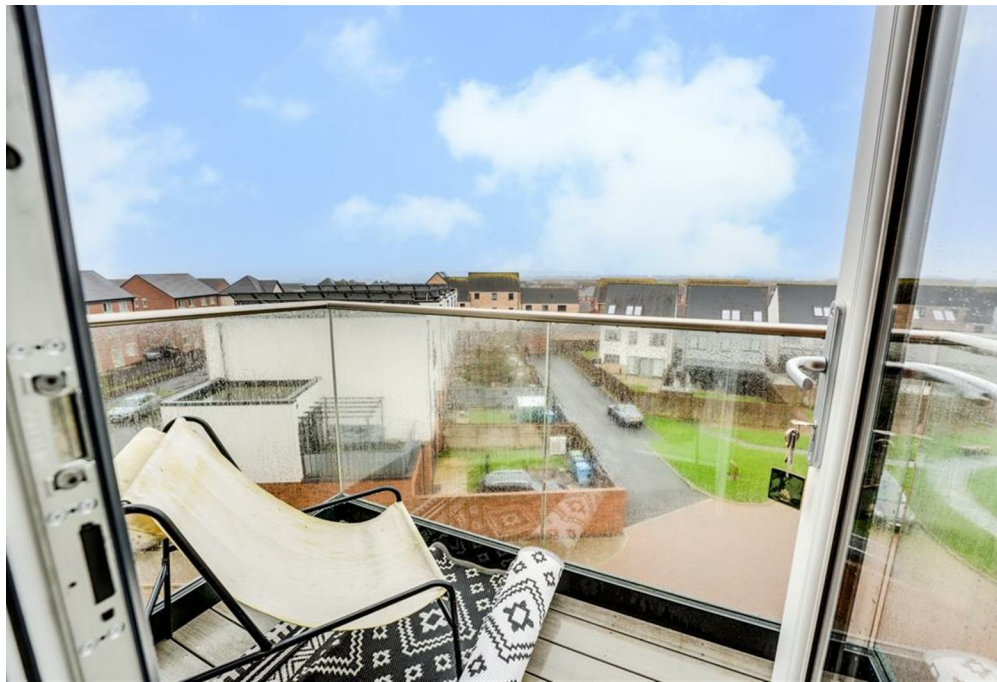


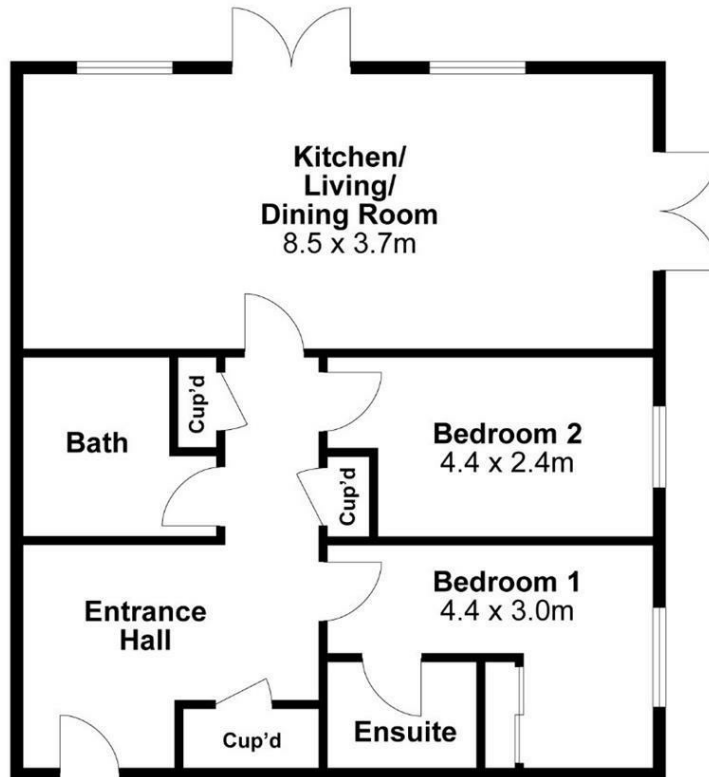
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For identification only not to scale

Internal Area Approx. : 77m<sup>2</sup>

**BRENNAN**  
BESPOKE

**OFFICE ADDRESS**

BRENNAN BESPOKE  
2 The Tithe Barn Glendon Lodge Farm  
Glendon  
Kettering  
Northamptonshire  
NN14 1QF

**OFFICE DETAILS**

01536 904400  
info@brennanbespoke.co.uk  
<https://www.brennanbespoke.co.uk>

**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100+	100+
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements