



103 Holdenby Drive  
Priors Hall Park, NN17 5EG



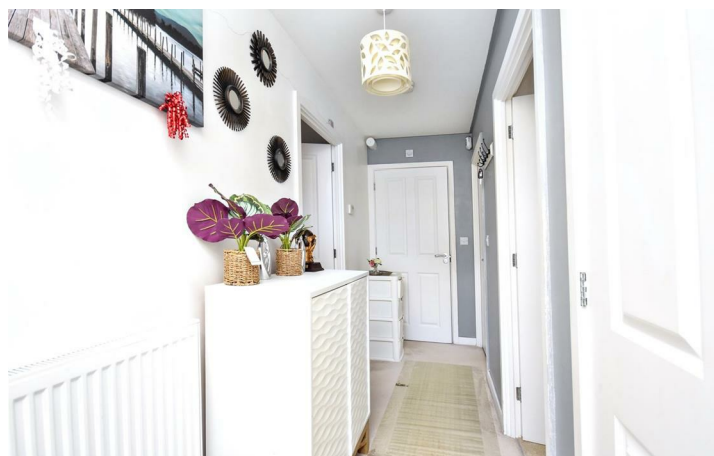
**Simpson West**



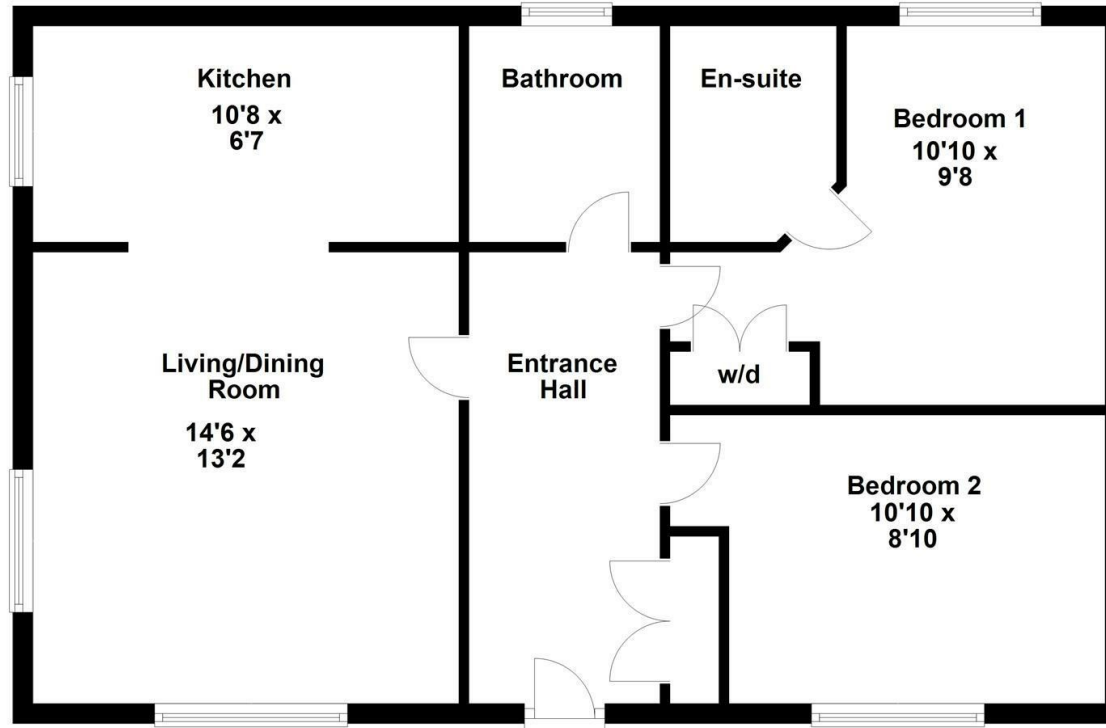
Simpson West are delighted to offer to the market for sale this well presented and rarely available TWO bedroom ground floor apartment that boasts its own private access. The property occupies a pleasant position within Priors Hall Park and is within walking distance to the local schools, shops and other 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



## Ground Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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01536 202007

[info@simpsonwest.co.uk](mailto:info@simpsonwest.co.uk)

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64 Corporation Street, Corby, Northants, NN17 1NH