

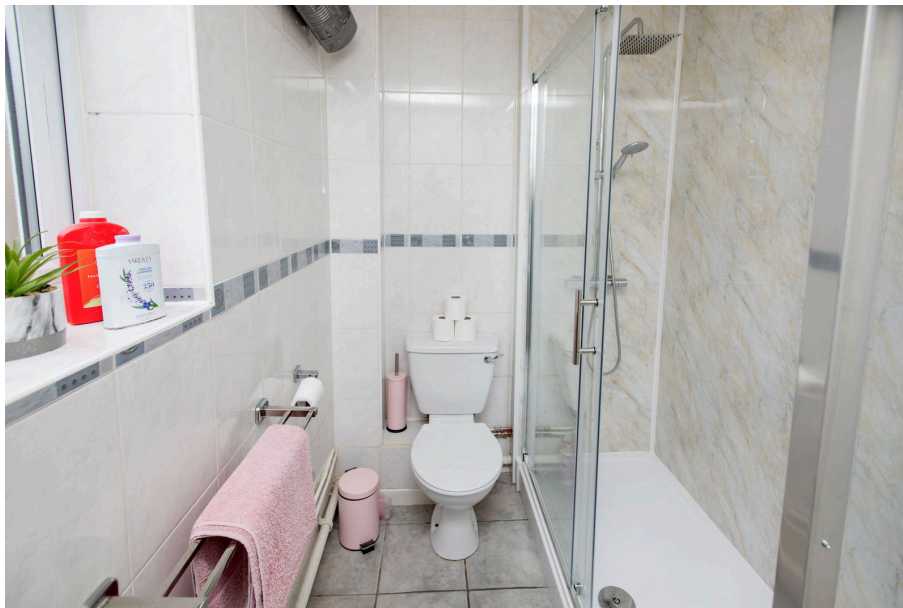


**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

34 Langdale Grove, Corby, Northamptonshire, NN17 3DG

£126,500

2 1 1



### "Convenient Ground Floor Living"

Located within the well-regarded Lloyds area, this ground floor flat is well presented and has accommodation comprising an entrance hall, living room with French Doors opening onto the communal garden space, fitted kitchen, a modern fitted shower room and two bedrooms. There are communal gardens and an allocated parking space. The property is heated by independent electric room heaters. This property is conveniently situated for the local amenities on Studfall Avenue with the town centre just a short walk away. EPC rating C.

#### **Description:**

Well located within the Lloyds area this ground floor flat is conveniently situated for the local shops and local amenities on Studfall Avenue and is also just a short stroll to the town centre.

This property is being offered for sale with NO CHAIN.

The accommodation benefits from some recent redecoration and comprises entrance hall which leads to all other rooms.

The kitchen is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in electric oven, hob and extractor hood.

There is a living room which features French doors onto the communal rear garden.

There are two bedrooms.

The shower room includes a double shower, WC and a pedestal wash hand basin with ceramic tiled wall surrounds and floor.

uPVC double glazed windows and electric heating.

#### **Outside:**

This flat benefits from the use of the generous sized communal garden space which is mainly laid to lawn. There is an allocated parking space within the development.

#### **Room Measurements:**

Kitchen - 3.1m x 3.76m (10'2" x 12'4")max

Living Room - 4.75m x 2.82m (15'7" x 9'3")

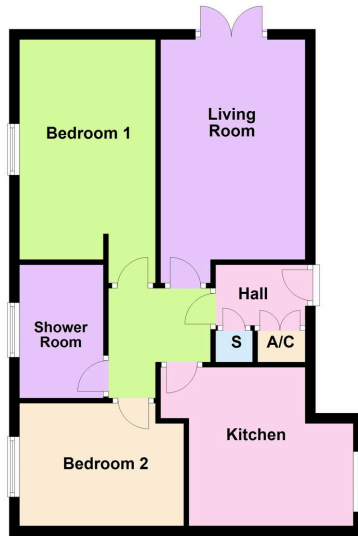
Bedroom One - 4.75m x 2.64m (15'7" x 8'8")

Bedroom Two - 3.2m x 2.39m (10'6" x 7'10")

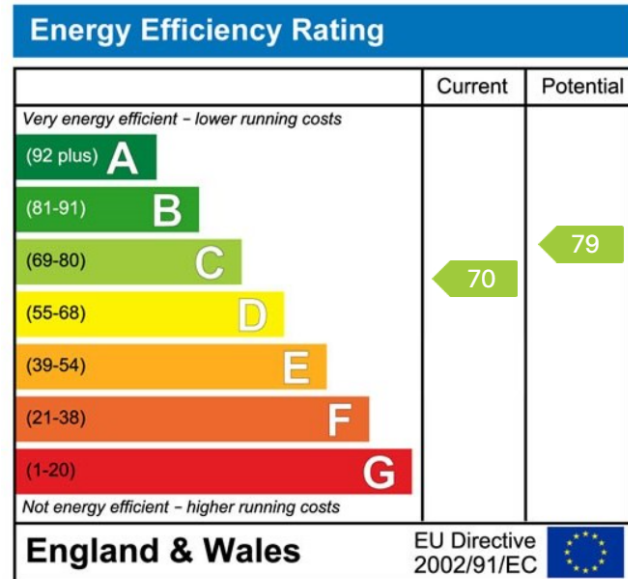
Shower Room - 1.63m x 2.59m (5'4" x 8'6")



Ground Floor



- Ground Floor Flat
- Two Bedrooms
- French Doors to the Communal Garden
- Modern Shower Room
- Allocated Parking
- Convenient for Local Amenities and the Town Centre
- No Chain
- 125 Year Lease from 2006
- £1,500.00 Service Charge per annum
- £150.00 Ground Rent per annum



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

