



15 Helmsley Way

Corby, NN18 0PA



Simpson West

This attractive first floor flat is situated within the highly desirable Beanfield area of Corby, conveniently located close to a range of schools and local amenities, while also enjoying a pleasant outlook over a public green space. The property is offered for sale with NO ONWARD CHAIN.

Internally, the flat is accessed via a private entrance hall and staircase leading to the accommodation on the first floor. The property comprises a well-proportioned double bedroom and a modern, refitted bathroom. To the rear, the open-plan kitchen and living area provides a bright and welcoming space, with an adjoining dining room that could also be utilised as a study or occasional second bedroom, depending on the purchaser's needs. The kitchen offers ample space for appliances and includes an integrated oven and hob.

Having been fully renovated throughout, this stylish and contemporary flat offers a light and airy living environment, making it an excellent opportunity for first-time buyers or those looking to downsize. Early viewing is highly recommended to avoid disappointment.

The property will be sold with a brand-new 125-year lease, peppercorn ground rent, and service charges to be confirmed (TBC).

The property, together with the adjoining flat, is also available for purchase as a single unit with the benefit of the freehold. Should you purchase both properties the vendor is willing to offer a reduced price of £285,000. Further details are available upon request.

Council tax band – A. EPC rating – D.

£135,000



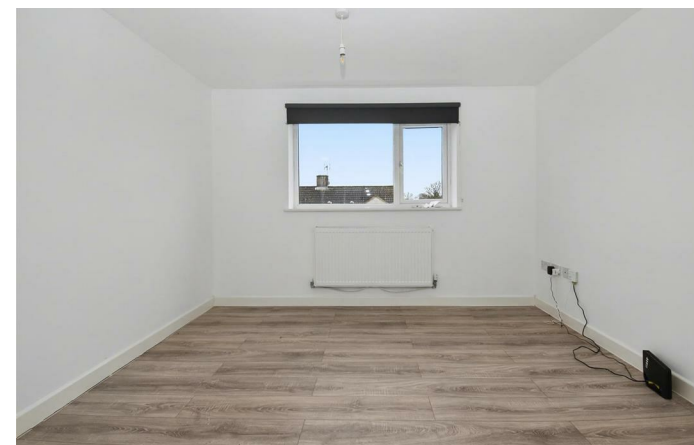
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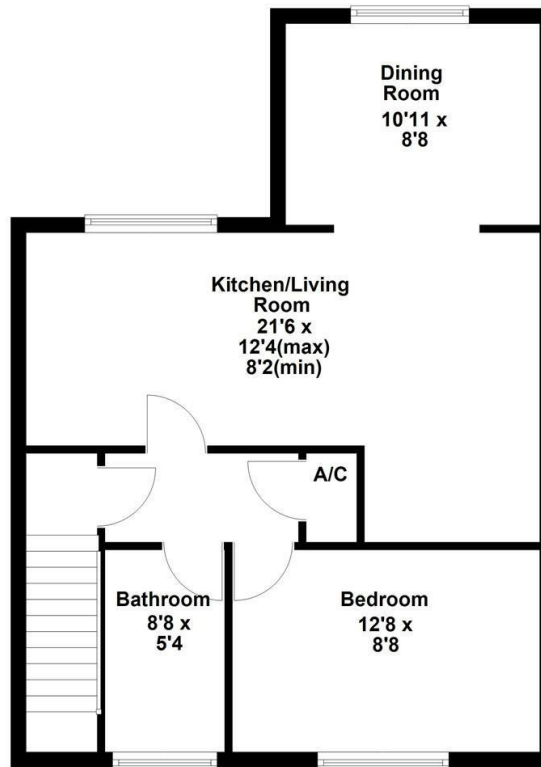
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First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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