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Langdale Grove, Corby

£109,995 Leasehold

BELVOIR!

EPC Rating D. Council Tax B.



Situated in the popular Lloyds area of Corby is this well-positioned two-bedroom ground floor apartment on Langdale Grove is offered for sale with NO ONWARD CHAIN. Conveniently located within walking distance of Studfall shops, main bus routes, open green spaces and Corby town centre, the property offers comfortable and convenient living.

The ground floor position may particularly appeal to those seeking accommodation with easier access, including buyers with reduced mobility, as well as first-time buyers, couples and investors alike.

The accommodation comprises a kitchen/breakfast room, a welcoming lounge with French doors overlooking the shared green space, two bedrooms and a bathroom fitted with a three-piece suite. Externally, the property benefits from access to a communal green space and drying area, along with an allocated parking space.

Combining a convenient location, practical layout and the added benefit of no onward chain, this apartment presents a fantastic opportunity for its next owner.



Kitchen

3.12m x 2.59m (10'2" x 8'6")

Obscure glass UPVC front door entering into the kitchen area. Window to the front and side. A range of wall and base units with work surfaces over, splashback tiling, stainless steel sink and drainer, electric built in oven and hob, breakfast bar, space and plumbing for appliances, storage cupboard, airing cupboard with water heater. Wall mounted electric panel heater, vinyl flooring.

Hallway

Doors to all rooms.

Living Room

4.39m x 2.48m (14'5" x 8'1")

UPVC glazed twin french doors opening onto the front opposite the garden area, carpet flooring, wall mounted electric panel heater.



Bedroom One

4.19m x 2.5m (13'8" x 8'2")

Window to the rear, wall mounted electric panel heater, carpet flooring.

Bedroom Two

3.06m x 2.6m (10'0" x 8'6")

Window to the rear, wall mounted electric panel heater, carpet flooring.

Bathroom

2.75m x 1.59m (9'0" x 5'2")

Panel bath with rainfall shower attachment over, shower screen, waterproof splashback wall panelling, pedestal sink, low level WC, vinyl flooring, obscure glass window to the side.

Agents Notes

Lease 125 years from 1 January 2006

Service/Maintenance Charge £1452.00 pa

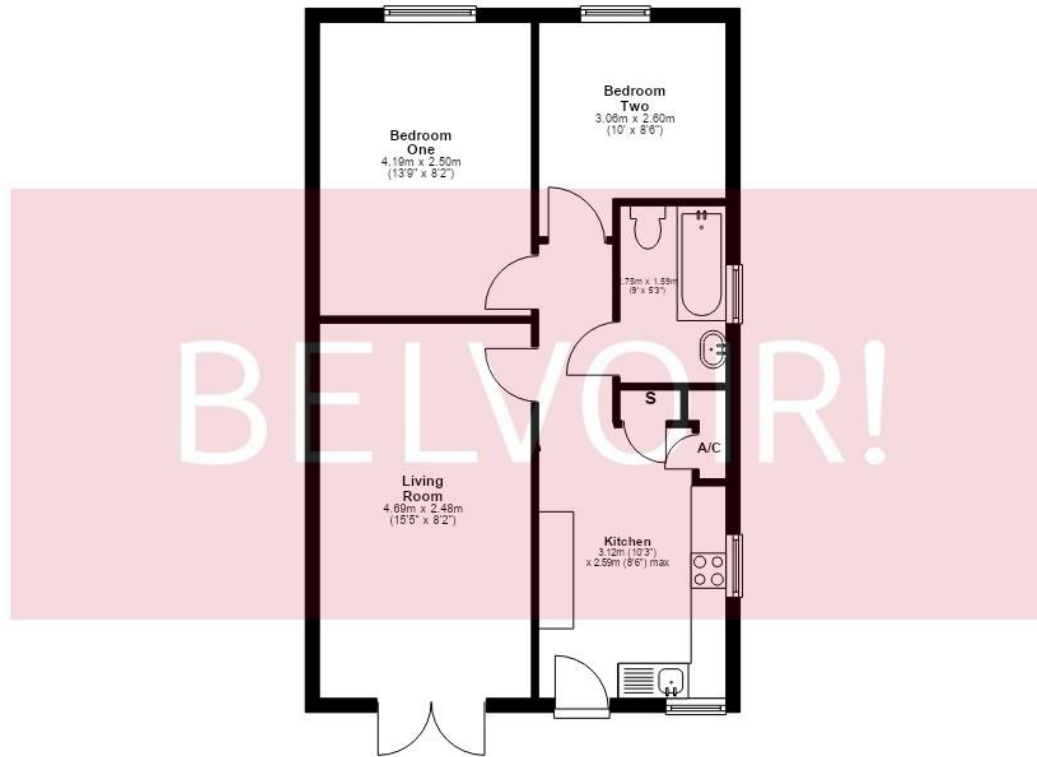
Ground Rent £300 pa

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements.

Money Laundering Regulations: Buyers will be required to provide identification documents once an offer is accepted to complete anti-money laundering (AML) checks. A fee applies per person.

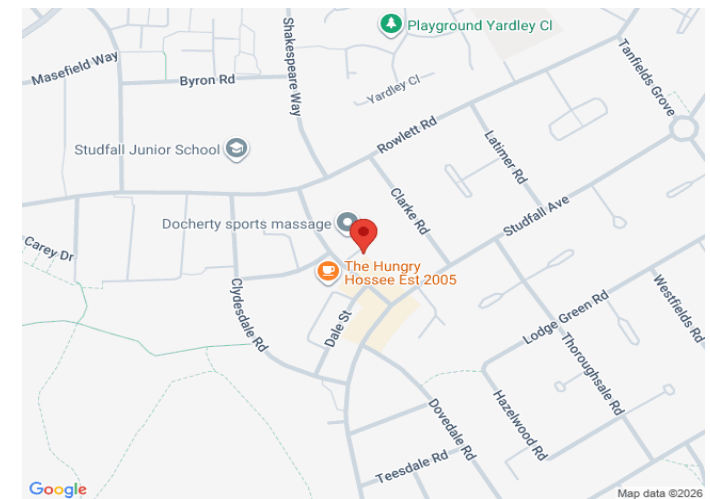


Ground Floor



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

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