



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Gainsborough Road, Corby, Northamptonshire, NN18 0RQ

£110,000

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## "New Beginnings"

This is a great opportunity to secure a top floor apartment which is within easy reach of the town centre and bus routes, there are also some amenities which are very local to the property. The accommodation comprises communal hall which leads to the property's private entrance hall, There is an open plan lounge/diner, a modern fitted kitchen, bathroom and two double sized bedrooms. The property benefits from a gas fired central heating system and uPVC double glazed windows.

### **Description:**

Upon entering, you are welcomed into a private entrance hall, leading through to the generously proportioned open-plan living/dining area. This bright and inviting space is ideal for both relaxation and entertaining.

Adjacent to the living area is a thoughtfully designed modern fitted kitchen featuring a range of modern wall and base level units with worksurfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. The property benefits from a gas-fired central heating system and uPVC double glazed windows throughout.

Two well-proportioned bedrooms offer comfortable retreats. Bedroom one provides a spacious sanctuary, while Bedroom two offers versatile space, perfect for guests or a home office. The contemporary bathroom is appointed with modern fixtures and fittings. Externally, residents benefit from communal garden space, providing a pleasant area to enjoy the outdoors.

With a Council Tax Band A rating and being offered with no onward chain, this property is an excellent choice for those seeking a smooth transition into their new home.

### **Lease Details:**

125 Year lease. (Starting on 5th Nov 2009 to 5th Nov 2134)

109 Years remaining

### **Management / Maintenance details:**

North Northamptonshire Council. Annual Cost: £425.20

Invoice period is annually 1st April to 31st March

Situated on Gainsborough Road, the flat enjoys close proximity to local bus routes and nearby amenities, simplifying daily errands. Broadband access is FTTC, covering your internet needs. This well-maintained property is a brilliant opportunity not to be missed.

### **Room Measurements:**

**Living/Diner** - 6.53m x 3.73m (21'5" x 12'3")

**Kitchen** - 2.67m x 2.46m (8'9" x 8'1")

**Bedroom 1** - 3.56m x 3.61m (11'8" x 11'10")

**Bedroom 2** - 3.71m x 2.82m (12'2" x 9'3")

**Bathroom** - 1.7m x 1.93m (5'7" x 6'4")



### Ground Floor



- Two Bedroom Flat
- Modern Fitted Kitchen
- Gas Fired Central Heating System
- No Chain
- Second/Top Floor Position
- Communal Garden Space
- Open Plan Lounge/Diner
- Council Tax Band A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
(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	



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.

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