Midlands International Pool, the Core Theatre, and the numerous shops and eateries at Willow Place Shopping Centre are just a short drive or bus journey away, while nearby green spaces offer pleasant outdoor recreation.

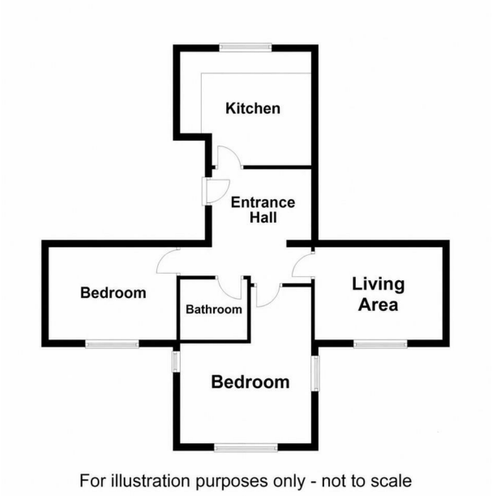
COUNCIL TAX
Corby Council Tax Band B

PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS PREMIUM
The purchaser will be required to pay a buyers premium of £2,000 ex VAT (£2,400 inc VAT).

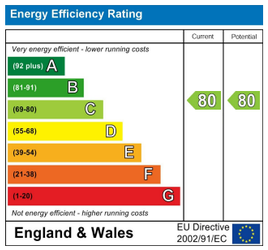
BUYERS ADMIN CHARGE
The purchaser will be required to pay a buyers admin charge of £1,500 ex VAT (£1,800 inc VAT).

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

Flat 7, 88 Weldon Road, Corby, NN17 5UE



For auction Auction Guide £100,000

** FOR SALE BY LIVESTREAM TRADITIONAL AUCTION THURSDAY NOVEMBER 12TH AT 11:00 **
GUIDE PRICE RANGE: £100,000- 125,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT TO ARRANGE

A stylish and spacious two-bedroom top-floor apartment extending to approximately 650 sq ft, offered with vacant possession. The property provides two good-sized double bedrooms, a generous living area, upgraded kitchen, central heating and double glazing. Further benefits include allocated off-road parking and a convenient location close to Corby railway station and local amenities.

The property is offered with vacant possession. It is suitable for either an end-user or investor for a buy to let. For investment, the current market rent is £950pcm / £11,400 pa which represents 11.4% gross yield at guide.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE.

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ACCOMMODATION

GROUND FLOOR

LOBBY
Lobby reception area at front entrance with intercom system outside

TOP FLOOR

ENTRANCE HALL
10'5" x 9'2"

KITCHEN
12'1" x 10'5"
UPVC double glazed window to front aspect, wooden wall & base kitchen units, washing machine, gas cooking hob with extractor fan, boiler, stainless steel sink, tiled flooring



LIVING AREA
11'9" x 8'6"
UPVC double glazed window to rear aspect, carpet flooring, plug sockets & radiator



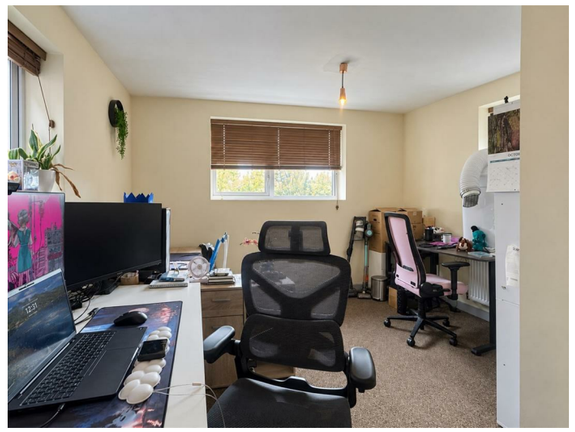
BATHROOM
5'6" x 6'2"
Features bathtub with shower, low level WC, hand wash basin & tiled throughout



BEDROOM ONE
8'10" x 11'9"
Double bedroom with UPVC double glazed window to rear aspect, carpet flooring & radiator



BEDROOM TWO
12'1" x 14'5"
Double bedroom with UPVC double glazed window to rear & side aspect, carpet flooring & radiator



OUTSIDE



PARKING
1x allocated car parking space

SERVICES & ADDITIONAL DETAILS
Main water, drainage, electrics & gas connected.
Block Management LTD - management company

LEASE DETAILS
150 years from 2017 - 141 yrs remaining

SERVICE CHARGE & GROUND RENT
Ground rent is £50 per year until 2041
Service Charge is £2220 per year / £185 per month

HOW TO GET THERE
Situated on Weldon Road in Corby (NN17 5UE), the property is easily accessible by car via the A43 and A427, providing direct road links to Kettering, Stamford, Peterborough, and the A14 for wider regional travel (SatNav: NN17 5UE). Frequent local bus services operate along nearby Weldon Road and surrounding routes, offering convenient connections into Corby town centre and the wider local area. For rail commuters, Corby Railway Station is located approximately 1.5 miles away—around a 5-minute drive—providing direct, regular East Midlands Railway services into London St Pancras International.

LOCAL AMENITIES
Situated on Weldon Road (NN17 5UE), The Lodge benefits from a convenient location within easy reach of Corby's vibrant town centre and local amenities. Residents enjoy close proximity to everyday essentials, including local convenience stores, supermarkets, and healthcare services. Families are well catered for with a variety of well-regarded local primary and secondary schools in the surrounding area. For broader retail, dining, and leisure options, the Corby East