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Conyger Close, Great Oakley, Corby

£125,000 Leasehold

BELVOIR!

EPC Rating C. Council Tax B.



Located in the desirable area of Great Oakley in Corby, this well-presented two-bedroom apartment offers bright, well-proportioned living space, making it an excellent choice for first-time buyers or investors.

The property comprises a welcoming entrance hall with access to all rooms and a useful airing cupboard for storage. The fitted kitchen is practical and well-laid-out, while the spacious lounge/diner provides a comfortable area for both relaxing and entertaining.

Accommodation includes a generous master double bedroom and a good-sized single bedroom, along with a modern family bathroom.

Set within a popular and well-connected neighbourhood, this apartment is close to local amenities, schools, and transport links—ideal for those looking for convenience and community. No Chain



Entrance Hall

Door to the front double glazed, radiator, carpet flooring, intercom and internal doors to the bathroom, bedroom one and two, living room, storage cupboard.

Lounge/Diner

4.38m x 4.3m (14'5" x 14'1")

Window double glazed to the front and side, two radiators, telephone port and tv port, double doors into the kitchen, carpet flooring.

Kitchen

2.74m x 2.55m (9'0" x 8'5")

Fitted kitchen, wall and base units, window to the side double glazed, sink and drainer, work surfaces, electric oven and gas hob, cooker hood, plumbing for washing machine and space for a fridge freezer, central heating boiler, vinyl flooring. There is the option to keep the washing machine and fridge/freezer.



Bathroom

2.84m x 1.55m (9'4" x 5'1")

Wash hand basin, vanity mirror, extractor fan, low level WC, part tiled, shower, bath, with mixer taps, radiator, vinyl flooring

Master Bedroom

4.21m x 2.52m (13'10" x 8'4")

Window to the front double glazed, radiator, carpet flooring.

Bedroom Two

2.57m x 2.27m (8'5" x 7'5")

Window to the front double glazed, radiator, carpet flooring.

Agents Notes

Lease 125 years from 1 January 2007

Ground Rent £150.00 pa

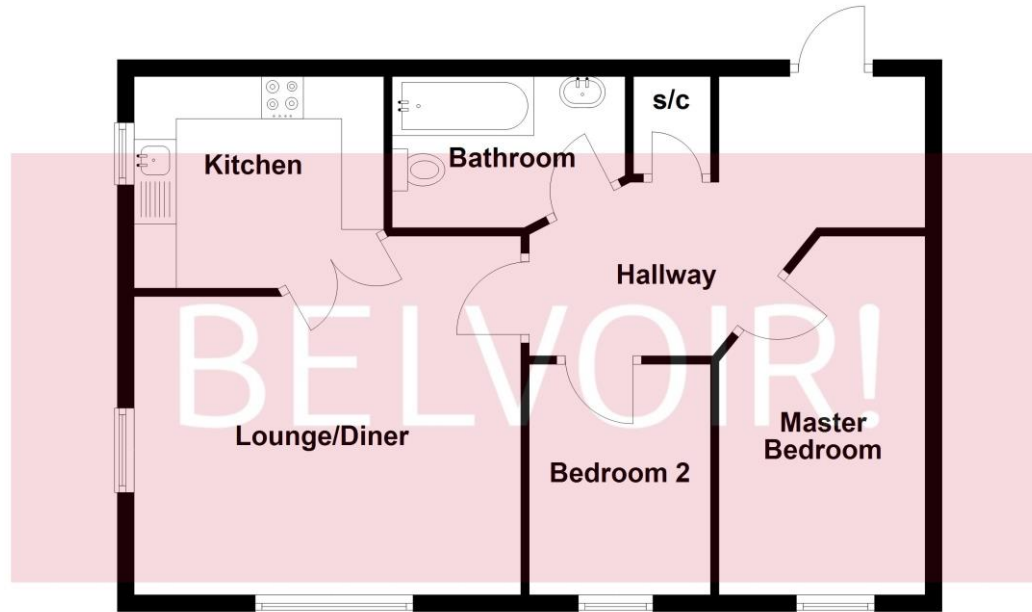
Service/Maintenance Charge £1371.00 pa

Reviewed 1st July

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.



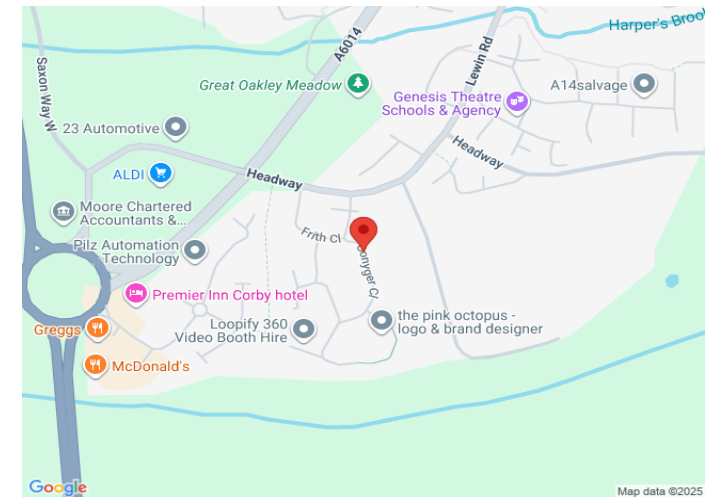
Ground Floor



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.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



Contact us today to arrange a viewing...

BELVOIR!

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