



Holdenby Drive, Corby NN17 5EG

welcome to

Holdenby Drive, Corby

We are delighted to offer for sale this two double bedroom ground floor maisonette, with ensuite to primary bedroom and allocated parking in Priors Hall Park.



Entrance Hall

Entry via UPVC front door, storage cupboard, carpet, radiator.

Lounge

14' 4" x 13' 1" (4.37m x 3.99m)

Double glazed window to front and side aspect, carpet, radiator, TV point.

Kitchen

10' 8" x 6' 5" (3.25m x 1.96m)

Double glazed window to side, wall and base units, gas hob with electric oven and extractor over, integrated fridge freezer, dishwasher and washing machine, one and half stainless steel sink, boiler enclosed.

Bedroom One

12' 11" max x 11' 11" max (3.94m max x 3.63m max)

Double glazed window to rear, fitted wardrobe, carpet, radiator.

En Suite

Wash hand basin, WC, shower, extractor, vinyl floor, radiator.

Bedroom Two

10' 9" plus recess x 8' 10" (3.28m plus recess x 2.69m)

Double glazed window, carpet, radiator.

Bathroom

Bath, low level WC, wash hand basin, extractor, tiled splash back, radiator rail, vinyl floor.



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welcome to

Holdenby Drive, Corby

- Ground Floor Maisonette
- Two Double Bedrooms
- Allocated Parking
- Priors Hall Park
- Ensuite to Primary Bedroom

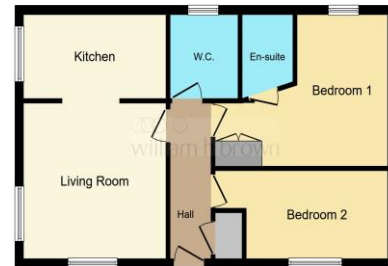
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 992.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No liability can be accepted. They cannot be used for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
COR112755 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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