



15a Helmsley Way

Corby, NN18 0PA



Simpson West

This stunning ground floor flat within the highly desirable Beanfield area of Corby is ideally located close to a range of schools and local amenities, while also enjoying a pleasant outlook over a public green space. Offered for sale with NO ONWARD CHAIN, this beautifully presented property benefits from a private garden featuring a spacious patio and a well maintained lawn, perfect for outdoor relaxation and entertaining.

Internally, the property is accessed via a private entrance hall, which leads to two generous double bedrooms and a modern, refitted family bathroom at the front of the flat. To the rear, the open-plan kitchen and living area provides a bright and welcoming space, with direct access to the private garden through patio doors, seamlessly blending indoor and outdoor living. The kitchen offers ample space for appliances and includes an integrated oven and hob.

Having been fully renovated throughout, the flat offers a stylish, contemporary, and airy living environment, making it an excellent opportunity for first-time buyers or those looking to downsize. Early viewing is highly recommended to avoid disappointment.

The property will be sold with a brand-new 125-year lease, peppercorn ground rent, and service charges to be confirmed (TBC).

The property, together with the adjoining flat, is also available for purchase as a single unit with the benefit of the freehold. Should you purchase both properties the vendor is willing to offer a reduced price of £285,000. Further details are available upon request.

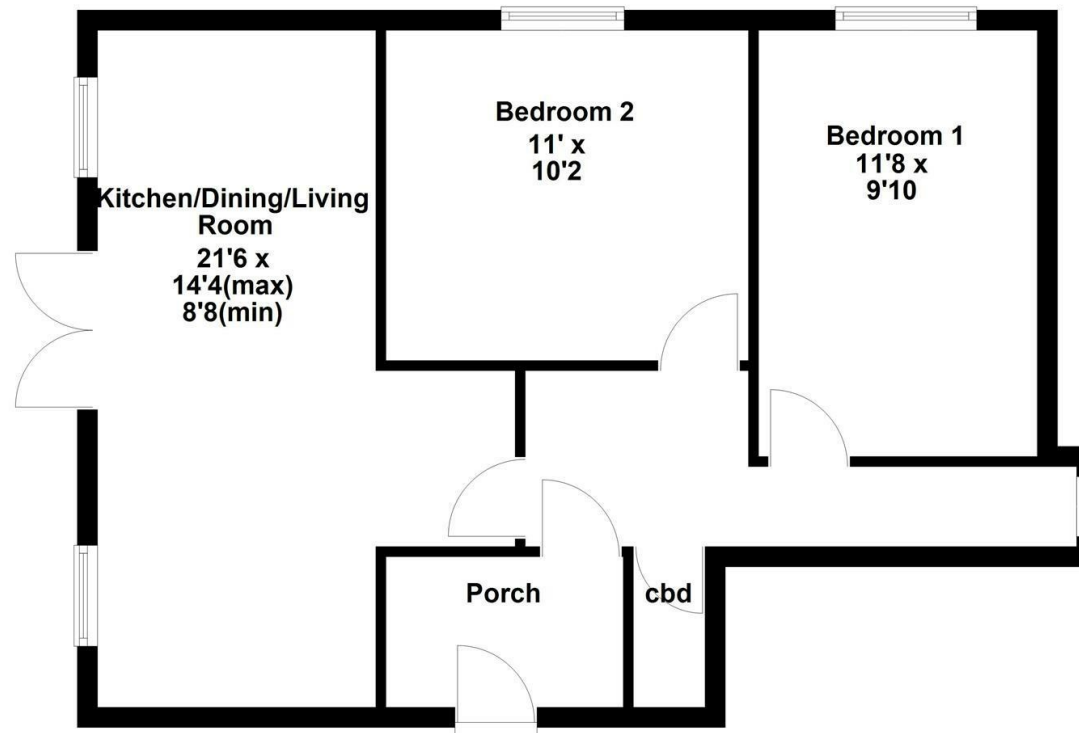
Council tax band – A. EPC rating – D.

£165,000


 2  1  1



Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



When you buy with Simpson West, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
West**

Making Every
Journey Personal



01536 202007

info@simpsonwest.co.uk

<https://www.simpsonwest.co.uk/>

64 Corporation Street, Corby, Northants, NN17 1NH