



2  1  1 

Westbury Walk, Corby

Offers in Excess of £110,000 Leasehold

**BELVOIR!**

EPC Rating C. Council Tax A.



## ~~ OFFERED TO MARKET WITH NO ONWARD CHAIN ~~

This well-proportioned two-bedroom first-floor flat is ideally located close to a range of local amenities, including the popular Beanfield Primary School. The property benefits from its own private entrance & a spacious downstairs storage room, offering excellent practicality.

Internally, the flat features a bright and spacious lounge/diner, fitted kitchen & ample built-in storage throughout. There are two bedrooms with the master enjoying a fitted wardrobe which are complimented by a family bathroom, making the home ideal for first-time buyers, small families, or investors alike.

Communal parking is conveniently located to the front of the property, adding to the ease of day-to-day living. Early viewing is highly recommended to appreciate the space and location on offer.



### Entrance Porch

Door to front, laminate to flooring, ceiling light, meter cupboard.

### Store Room

4.49m x 2.43m (14'8" x 8'0")

Ceiling light, concrete flooring.

### Entrance Hall

Double glazed window to rear, laminate to flooring, ceiling light, radiator, stairs rising to first floor.

### First Floor Landing

Double glazed window to side, carpet to flooring, storage cupboard, loft access, ceiling light.

### Lounge/Diner

5.66m x 3.31m (18'7" x 10'11")

Double glazed windows to front & side, laminate to flooring, ceiling light, radiator, TV point, Internet point, storage cupboard.



### **Kitchen**

**3.53m x 1.79m (11'7" x 5'11")**

Double glazed window to side. Kitchen comprising of wall & base units, composite work surfaces over, freestanding gas cooker, cooker hood over, tiled splash backs, vinyl to flooring, radiator, ceiling light, storage cupboard housing boiler.

### **Bedroom One**

**4.26m x 2.98m (14'0" x 9'10")**

Double glazed window to front, fitted wardrobes, carpet to flooring, ceiling light, radiator.

### **Bedroom Two**

**2.64m x 2.39m (8'8" x 7'10")**

Double glazed window to front, carpet to flooring, ceiling light, radiator.

### **Bathroom**

**1.86m x 1.78m (6'1" x 5'10")**

Double glazed windows to rear, panelled bath, mains shower over, low level WC, wall mounted wash hand basin, panelled walls, vinyl to flooring, ceiling light, radiator.



### **Agents Notes**

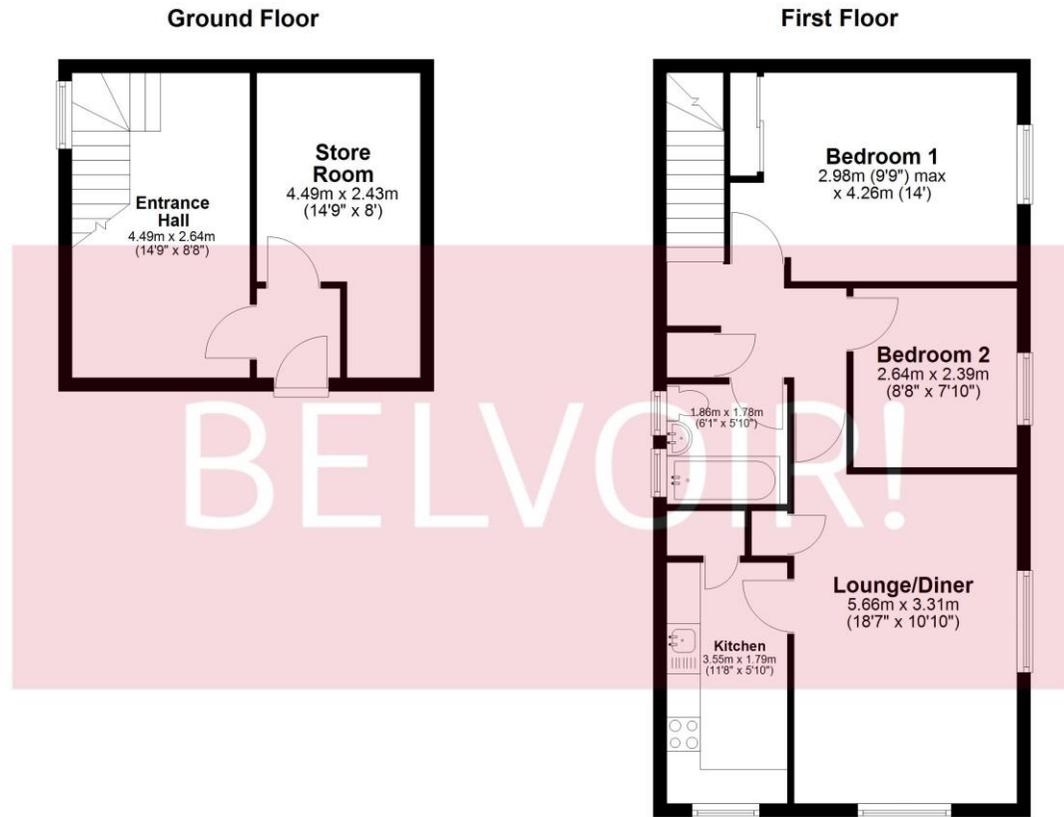
Lease 125 years from 9 December 1996

As of January 2026

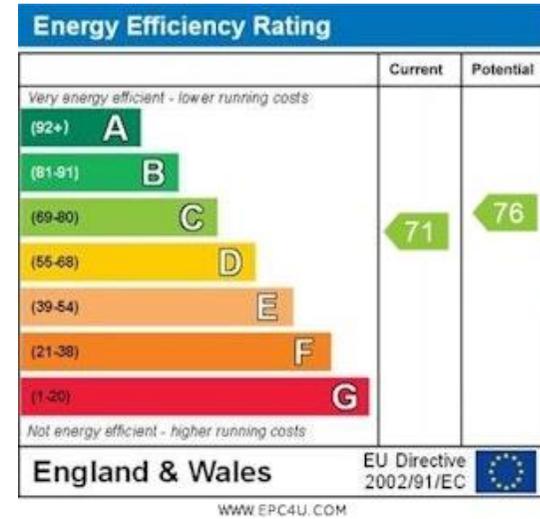
Ground Rent £10 pa

Service/Maintenance Charge £162.07 pa

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.



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.



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk](http://www.belvoir.co.uk)

68 George Street, Corby, Northants, NN17 1QE

[corby@belvoir.co.uk](mailto:corby@belvoir.co.uk)

01536 261666