



£155,000

Corby Gate, SR2 7JB

A large spacious 2nd floor luxury apartment situated within the private grounds of Corby Hall.

The property provides well proportioned and deceptively spacious accommodation offering 2 interconnecting reception rooms with an open plan feel, 2 large double bedrooms, a well appointed kitchen with a range of base and eye level units, a range of integrated appliances together with a fully tiled shower room.

The property has the added benefit of a single garage.

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Accommodation comprises

Entrance Hall

9'6" x 8'2" (2.9 x 2.5)

With fitted cupboards.

Living room

15'1" x 11'9" (4.6 x 3.6)



Dining room

9'2" x 8'2" (2.8 x 2.5)



Bedroom

12'5" x 9'6" (3.8 x 2.9)



With fitted wardrobes.

Bedroom

12'1" x 11'9" (3.7 x 3.6)



Kitchen

12'1" x 7'2" (3.7 x 2.2)



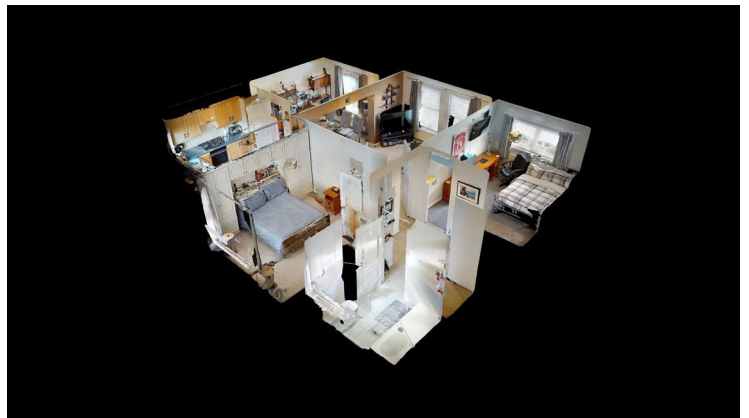
With a range of base and eye level units coordinated worktops and a range of appliances.

House bathroom



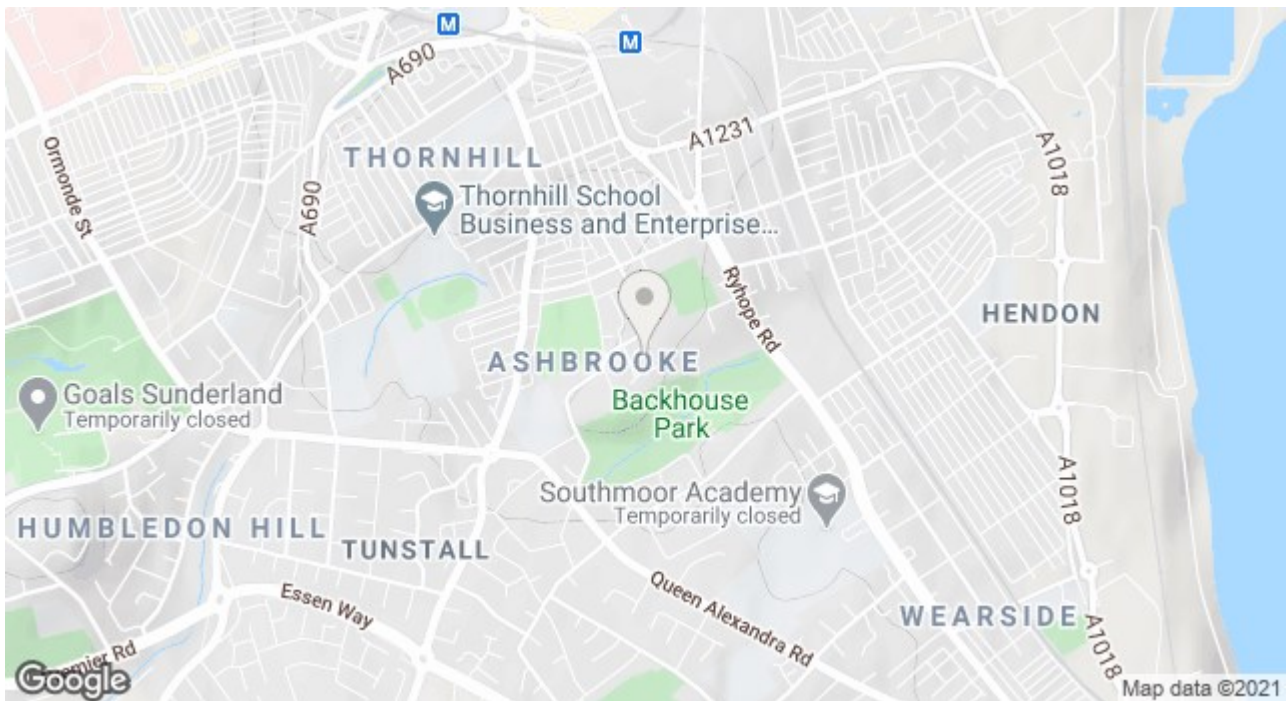
Panel bath, pedestal basin and lw level wc.

External



Within private grounds and has the benefit of a single garage.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. **Very Important Notice:** In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		73	79
EU Directive 2002/91/EC			