



1 Exmouth Court, Corby, Northamptonshire, NN18 8BF

£105,000

2 1 1



"Ground Floor Opportunity"

Conveniently positioned and offered for sale with no onward chain, this two-bedroom ground floor apartment presents an excellent opportunity for a first-time buyer or investor. The accommodation comprises an entrance hall, bathroom, kitchen, lounge and two bedrooms, while the property also benefits from an allocated parking space. Offering straightforward, low-maintenance living in a convenient setting, this is a property with plenty of appeal for those looking to take their first step onto the property ladder or add to an investment portfolio.

Description:

Offering convenient ground floor living, this modern flat is being offered for sale with NO CHAIN.

The accommodation comprises a central hall leading to all rooms.

The living room is open plan to the kitchen which is fitted with a range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in electric oven, hob and extractor hood.

There are two bedrooms.

The bathroom includes a side panel bath with mixer shower, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Outside there is an allocated parking space.

Room Measurements:

Kitchen/Living Room - 6.25m x 2.01m (20'6" x 6'7")

Main Bedroom - 2.44m x 4.01m (8'0" x 13'2")

Bedroom Two - 3.05m x 1.83m (10'0" x 6'0")

Bathroom - 1.93m x 2.39m (6'4" x 7'10")



Ground Floor



- Convenient Ground Floor Flat • Two Bedrooms
- Allocated Parking Space
- Convenient for Local Amenities
- No Chain
- Ideal First Time Buy or Investment Opportunity



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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	

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