



Harris Road, Corby **Leasehold** £150,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Ground Floor Two Bedroom Flat
- Balcony from the Lounge & Kitchen / Diner
- Allocated Parking
- Refitted Kitchen
- Show - Home Condition

Immaculately maintained and flawlessly presented, this ground-floor apartment truly is a ten-out-of-ten. Ideally suited as a first-time purchase or a superb downsizing opportunity, it offers a turnkey lifestyle ready for the new owners to simply unpack and enjoy.



The accommodation comprises:

ENTRANCE HALL

LOUNGE 12'3 x 12'2 (3.73m x 3.70m)

KITCHEN / DINER 8'4 max x 16'9 (2.54m x 5.10m)

BALCONY

BEDROOM ONE 15'7 x 10'3 max (4.74m x 3.12m)

BEDROOM TWO 17'4 x 8'6 max (5.28m x 2.59m)

SHOWER ROOM

OUTSIDE

Allocated parking space

AGENTS NOTE:

Length of Lease - 125 years from and including
1 July 2013

Annual Ground Rent - £62.50

Annual Service Charge - £1100

Annual Building Insurance Premium (if not
included in Service Charge) - £219.00



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on:
01536 524425

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 01536 524425

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 SCAN ME



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: KPL207116 - 0004

