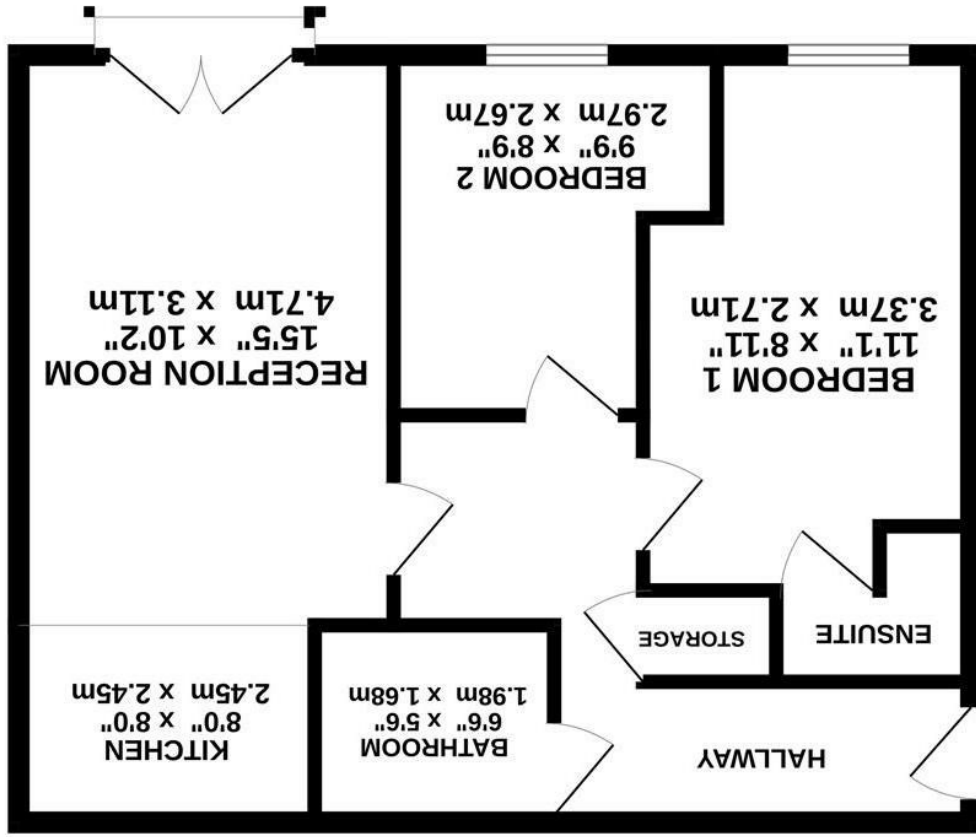


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.

Corby
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



Flat 28, Cole Court Reservoir Road, Kettering, NN16 9QN
Offers in excess of £130,000

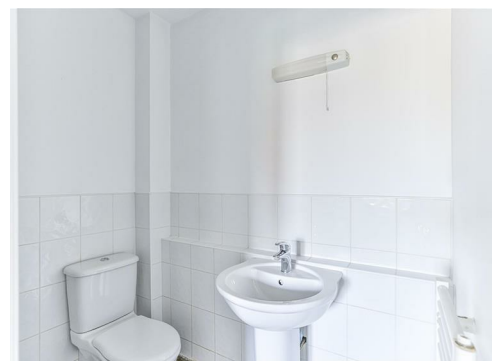


Offered to the market with no onwads chain is this well presented two bedroom first floor apartment situated within the heart of Kettering amongst ample amenities, including local shops, schools, supermarkets, parks/green areas, and many more. Kettering train station, that offers direct routes to London, is also within walking distance, ideal for commuting. The accommodation comprises a kitchen/reception room, two double bedrooms, a three piece bathroom, an ensuite shower room, a communal garden that is predominately laid to lawn, and one designated off road parking space.

Upon entry, you are welcomed into the entrance hallway, where all rooms are accessible. The kitchen/reception room provides plenty of space for furniture, along with dual aspect windows allowing natural light to enter the property. The kitchen is fitted with both eye and base level units along with an integral oven, hob, extractor, and fridge freezer. Both bedrooms are double in size, with the master bedroom benefiting from an ensuite shower room adjoining. The bathroom is fitted with a three piece suite, including a bath tub, low level WC and wash hand basin.

COUNCIL TAX BAND: B
EPC RATING: TBC

LEASEHOLD DETAILS: There are approximately 105 years remaining on the lease. There is a ground rent charge of approximately £150 per annum and a service charge of approximately £75 per calendar month.



Reception Room
10'2" x 15'5" (3.11 x 4.71)

Kitchen
8'0" x 8'0" (2.45 x 2.45)

Master Bedroom
8'10" x 11'0" (2.71 x 3.37)

Bedroom Two
8'9" x 9'8" (2.67 x 2.97)

Bathroom
5'6" x 6'5" (1.68 x 1.98)

