



Cora Road, Kettering **Leasehold** £150,000 O.I.E.O.

**Pattison  
Lane**



# Key Features

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- First Floor Apartment
- Two Double Sized Bedroom
- Bay Fronted Living / Dining Room
- Spacious Kitchen
- Modern Shower Room

Welcome to the market this well presented two-bedroom first-floor apartment offering a perfect blend of space, style, and convenience. Ideally positioned for modern living, the home enjoys easy access to local amenities and superb transport links, making it an excellent choice for commuters.

A private side entrance leads you up a brief flight of stairs into a welcoming hallway. The centrepiece of the home is the expansive open plan living and dining area, where a striking bay window bathes the space in natural light, creating a warm and inviting atmosphere.





The intelligently designed kitchen maximizes both workspace and storage, catering perfectly to daily life.

Both bedrooms are generous doubles, while the sleek, contemporary shower room adds a touch of luxury.

Uniquely for an apartment, this property boasts a substantial, enclosed rear garden, offering a private outdoor sanctuary, whether you're a keen gardener or just want a spot for summer BBQs, this expansive outdoor area sets this apartment apart from the rest.

Viewings are highly advised to appreciate all this property has to offer!

The accommodation comprises:

#### ENTRANCE HALL

LIVING / DINING ROOM 17'9" narrowing to 10'11" x 14'6" narrowing to 9'11" (5.41m narrowing to 3.32m x 4.41m narrowing to 3.02m)

KITCHEN 9'5" x 9'7" (2.87m x 2.92m)

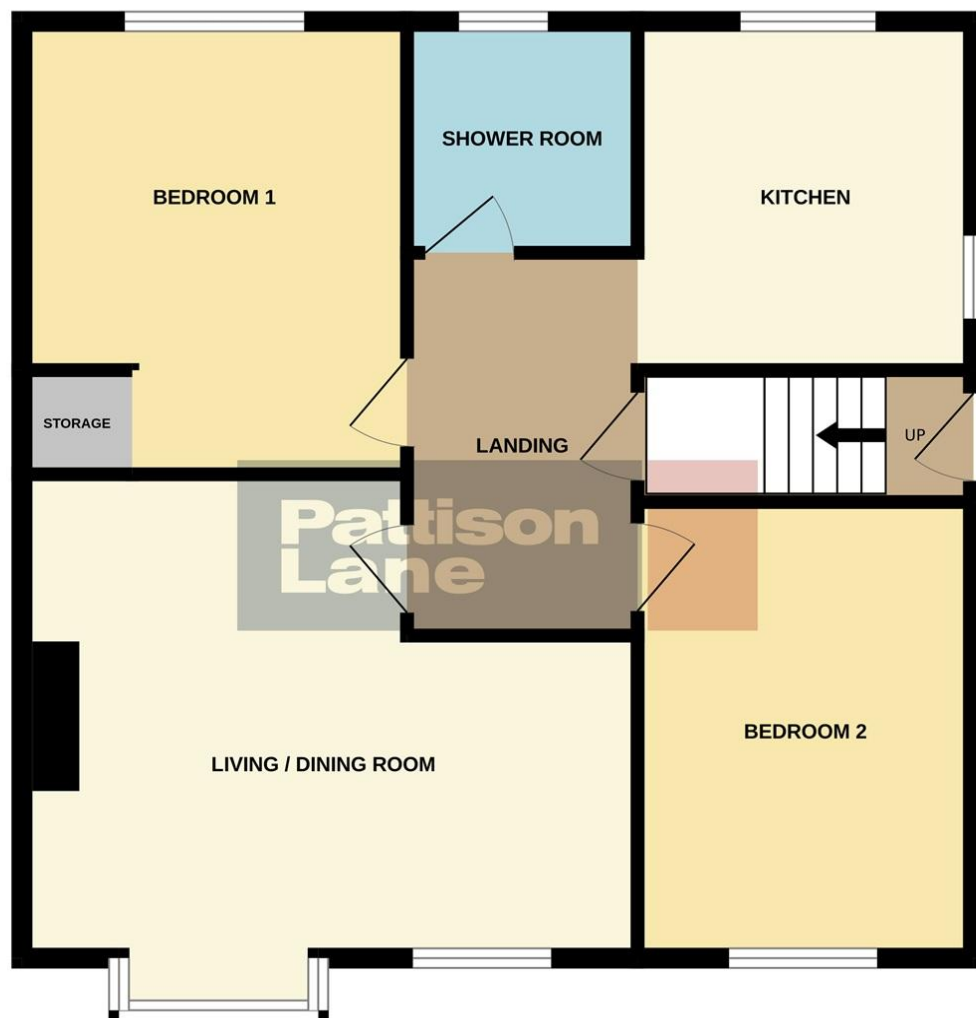
BEDROOM ONE 12'11" x 9'6" (3.93m x 2.89m)

BEDROOM TWO 12'11" x 10'10" (3.93m x 3.30m)

SHOWER ROOM 6'7" x 6'6" (2m x 1.98m)



## FIRST FLOOR



## OUTSIDE

## REAR GARDEN

### AGENTS NOTE:

Length of lease - 125 Years from 15 August 1988

Annual Ground Rent - To be confirmed

Annual Management / Service Charge - £310.00

To view this property call Pattison Lane on:  
**01536 524425**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01536 524425

 68-70 Gold Street, Kettering, Northamptonshire, NN16 8JB

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



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