



39 Cora Road
Kettering, NN16 0QQ



Simpson & Partners

Offered for sale with no onward chain, this first floor two bedroom maisonette comes complete with its own rear garden — a rare and welcome feature at this level. Conveniently positioned for the town centre and a good range of other local amenities, the property is ideally suited to either a first time buyer taking that important first step onto the ladder, or an investor looking to add a well-placed rental opportunity to their portfolio.

The property benefits from UPVC double glazing and gas radiator heating, helping to keep the home warm, quiet and economical to run. Internally, the accommodation comprises an entrance hall, kitchen, a bright half bay fronted lounge/dining room, two bedrooms and a bathroom. The layout is practical and easy to live with, offering comfortable proportions and plenty of scope to put your own stamp on things.

An internal viewing is highly recommended in order to fully appreciate what is on offer here, and to avoid any disappointment.

Regarding the lease, the property is held on a 125 year lease which commenced on 22nd January 2001, leaving approximately 100 years remaining. The ground rent is £40.00 per annum and the service charge is £310.00 per annum.

Price £125,000



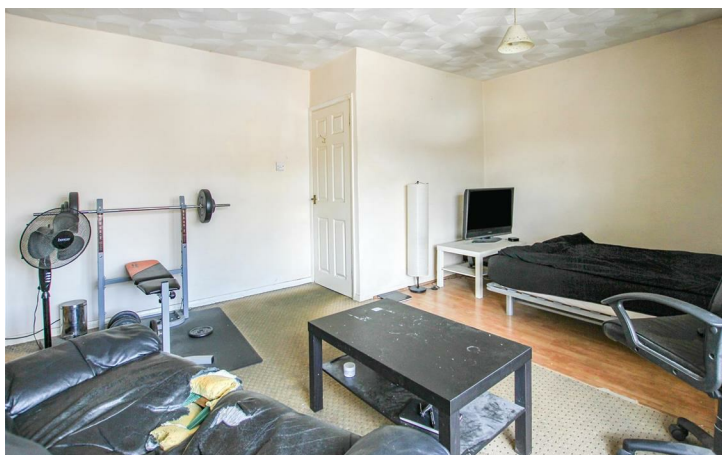
2



1



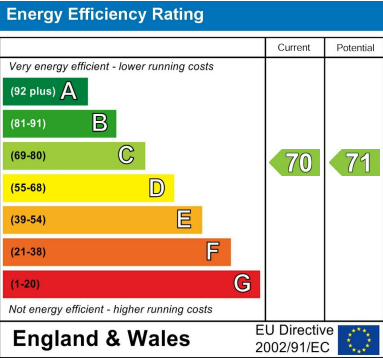
1



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
Made with Metshape (2020)



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN