



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 £119,995



2



1



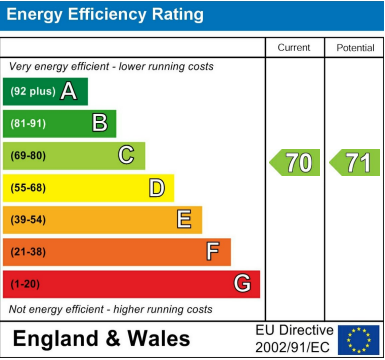
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GROUND FLOOR



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