



Connells

Cora Road  
Kettering





### Property Description

Perfect for investors, first-time buyers, or anyone looking to downsize, this spacious first-floor flat with its own private entrance offers well-designed accommodation and a bright, welcoming feel throughout.

Entering through the private entrance at ground level, stairs lead up to a generous landing that connects all rooms. The standout feature is the large lounge, filled with natural light thanks to its dual-aspect windows—an ideal space for relaxing or entertaining.

The property offers two well-proportioned double bedrooms, providing flexibility for guests, a home office, or additional rental appeal. The kitchen is neatly arranged with ample storage and worktop space, while the bathroom is conveniently positioned off the landing.

With a comfortable, easy-to-navigate layout and a more spacious feel than many similar flats, this home is perfectly suited for those seeking low-maintenance living without compromising on room sizes.

### Landing

### Lounge

Bay window and window to the front, feature fireplace, carpet and laminate flooring, radiator.

### Kitchen

Windows to the rear and side, a range of wall and base units with rolled edge work surfaces, sink drainer with mixer tap, space for appliances, tiled splash backs, vinyl flooring, radiator.

## Bedroom One

Window to the rear, built in cupboard, wardrobe, carpet flooring.

## Bedroom Two

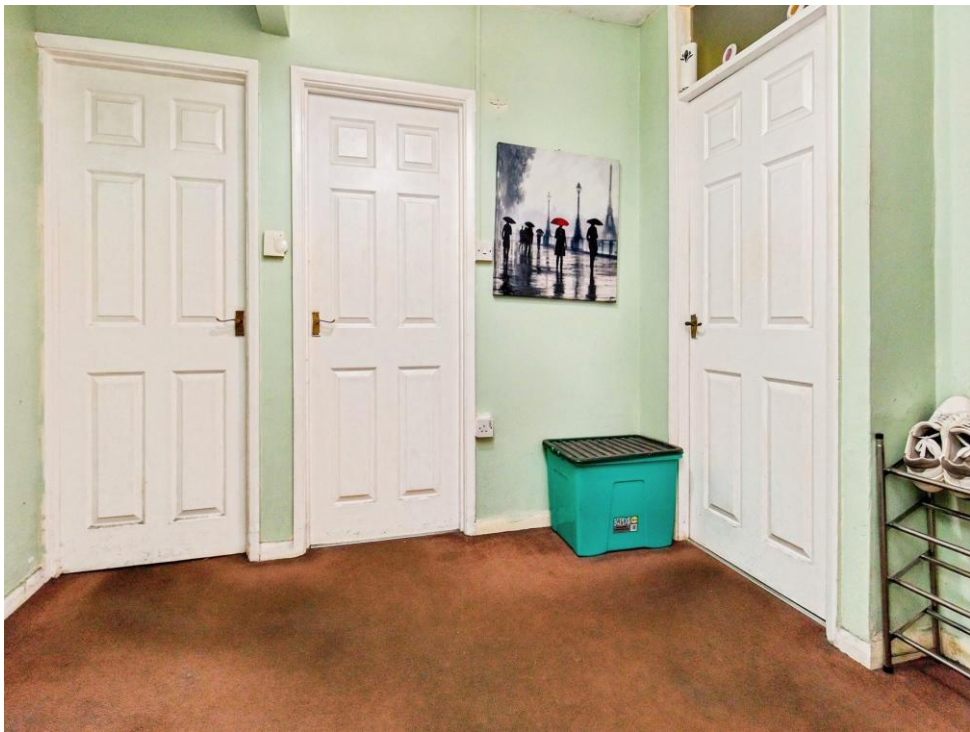
Window to the front, built in cupboard, carpet flooring, radiator.

## Bathroom

Window to the rear, bath with mixer tap and shower attachment, wash hand basin, low level WC, tiled splash backs, vinyl flooring, radiator.



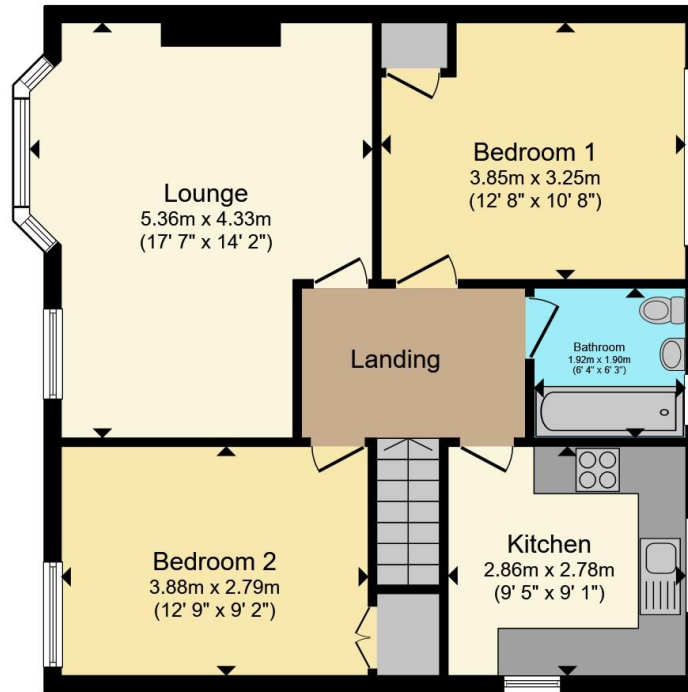












**Floor Plan**

Total floor area 65.8 m<sup>2</sup> (708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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5 Montagu Street  
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EPC Rating: C Council Tax  
 Band: A

Service Charge: 310.00 Ground Rent:  
 40.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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