



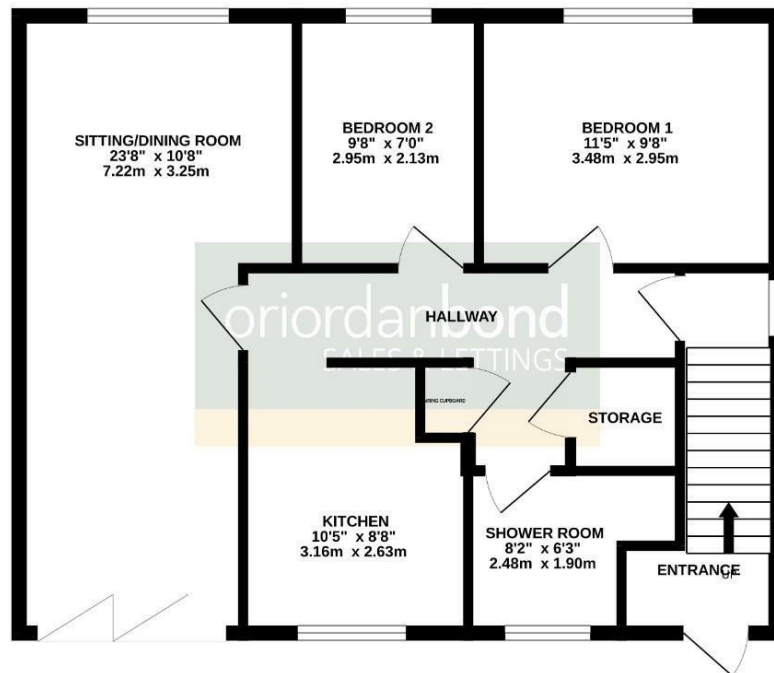
# Whalley Grove

Cogenhoe, Northamptonshire

oriordanbond  
SALES & LETTINGS



GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA - 673 sq.ft. (62.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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 no guarantee as to their operability or efficiency can be given.  
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## Whalley Grove

Cogenhoe

NN7 1NY

GUIDE PRICE £150,000

O'Riordan Bond is pleased to bring to the market this spacious first floor two bedroom maisonette, located in the sought after village of Cogenhoe, within walking distance to local amenities. This property is being sold with no onward chain.

Accommodation comprises front entrance with stairs to first floor, hallway with large storage cupboard, large sitting/dining room with bi-folding doors opening to an enclosed balcony, a re-fitted kitchen, good size double bedroom, further single bedroom and a re-fitted shower room. Benefits include uPVC double glazed windows and doors and gas radiator heating. (A/673/balc)

Leasehold Information: Lease Remaining - 83 years (as of 2026) / Ground Rent - TBC / Service Charge - £113.28 per quarter

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Earls Barton Sales

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