



Offers Over £167,500 | Leasehold

Derwent House, Oundle PE8 4FE







## Key Features & Description

- Ground Floor Apartment
- Long Lease
- Two Bedroom Home
- Immaculately Presented
- Town Centre Location
- Communal Gardens
- Parking Area
- No Forward Chain
- EPC Rating D | Council Tax Band B
- Service Charge £2784 PA | Ground rent £0 PA | 151 years

Riverside Maltings offers accommodation for individuals aged 55 and over, managed by an on-site management office. The development features a community room for social activities and a shared outdoor courtyard.

The property itself is a ground floor apartment which has been beautifully maintained and is presented in immaculate condition. The accommodation comprises of an entrance hallway, leading into the living/dining room. This space is dual aspect with an electric fireplace, and neutral decoration. The kitchen is equipped with integrated appliances including a dishwasher, washing machine and a fridge/freezer. With grey cupboards doors, clean laminate flooring and metro tiled splashback.

There is a rear lobby with a door to the communal garden and carpark. The main bedroom is a good size with built in wardrobes and a vanity unit. The second bedroom is a substantial single. A large, modern wet room with a walk-in shower and corner storage cupboards completes the property.

This development offers a communal carpark.



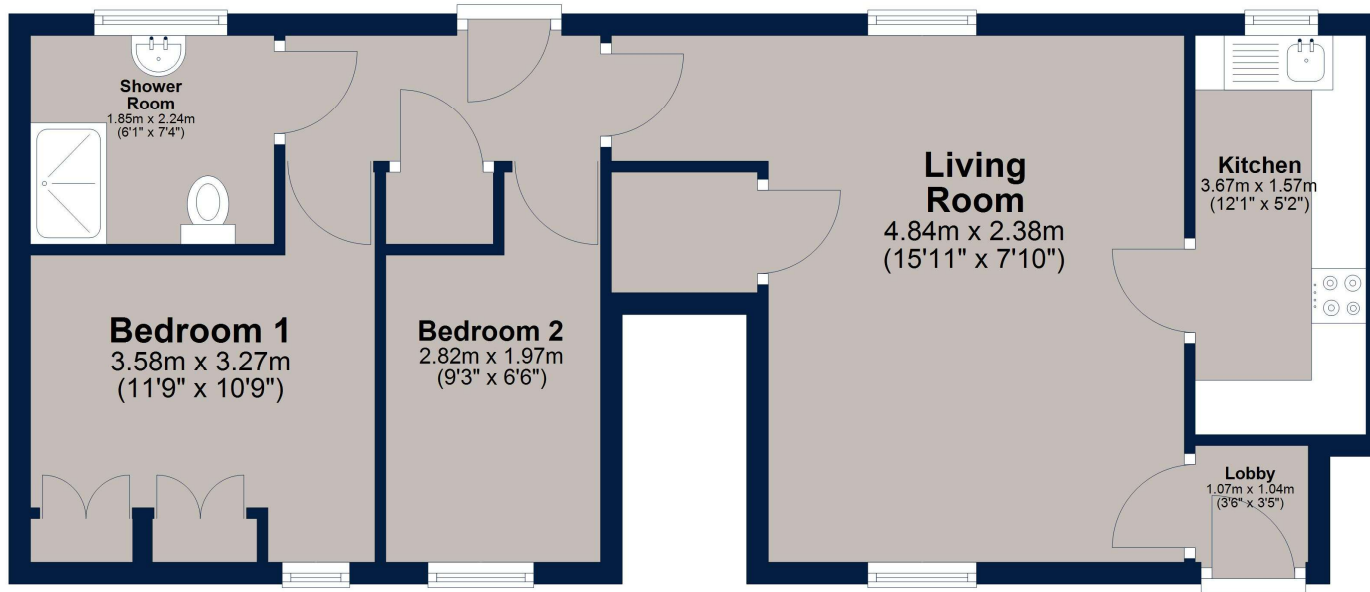






## Ground Floor

Approx. 48.2 sq. metres (519.1 sq. feet)



Total area: approx. 48.2 sq. metres (519.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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