



10 DERWENT HOUSE
RIVERSIDE MALTINGS | PE8 4FE

£152,500

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

A superbly presented, first floor apartment, within a managed scheme for the over 55s. The property has been beautifully updated and offers two-bedroom accommodation, with parking, and set within well-maintained, communal grounds.

Hall | Living Room | Dining Room | Kitchen | Two Bedrooms | Shower Room
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Communal Grounds | Parking

Location

Derwent House is part of the Riverside Maltings development, set adjacent to the North Bridge, opposite The Wharf retail area and The Tap & Kitchen. Oundle is a historic market town, with a good range of shops and facilities.

The Property

This unique, first floor, corner apartment, offers deceptively spacious and comfortable accommodation, with recently fitted FISCHER thermostatic electric radiators. The property is one of the few with a separate dining room. The property also benefits from a recently refitted kitchen and shower room.

There is a communal hall with stairs and chair lift rising to the first floor and front door.

There is an entrance hall with doors leading to both bedrooms, shower room and living room.

The living room is a generous size and offers a dual aspect filling the room with natural light. There is an archway leading through to a separate dining area which is a useful additional reception room, that could serve as a study.

The kitchen is fitted with a range base and eye-level units and has an integrated oven and hob and space for both washing machine and fridge freezer.

The main bedroom is a large double room and benefits from a range of fitted furniture.

The second bedroom is an attractive single room.



The refitted shower room / WC has an easy access shower cubicle, WC and a range of fitted storage units.

Access to the property is gained through a pretty courtyard in part of the original Maltings buildings.

Service Charge

There is a service charge of approximately £192.00 per month. The charge includes external building maintenance, buildings insurance, external window cleaning, communal grounds maintenance, 24/7 remote monitoring and an on-site manager available on part-time hours.

Services: Mains Electricity & Water

Council Tax: B £1620.82

Energy Performance Rating: The property is Listed Grade II and therefore an EPC is not relevant.

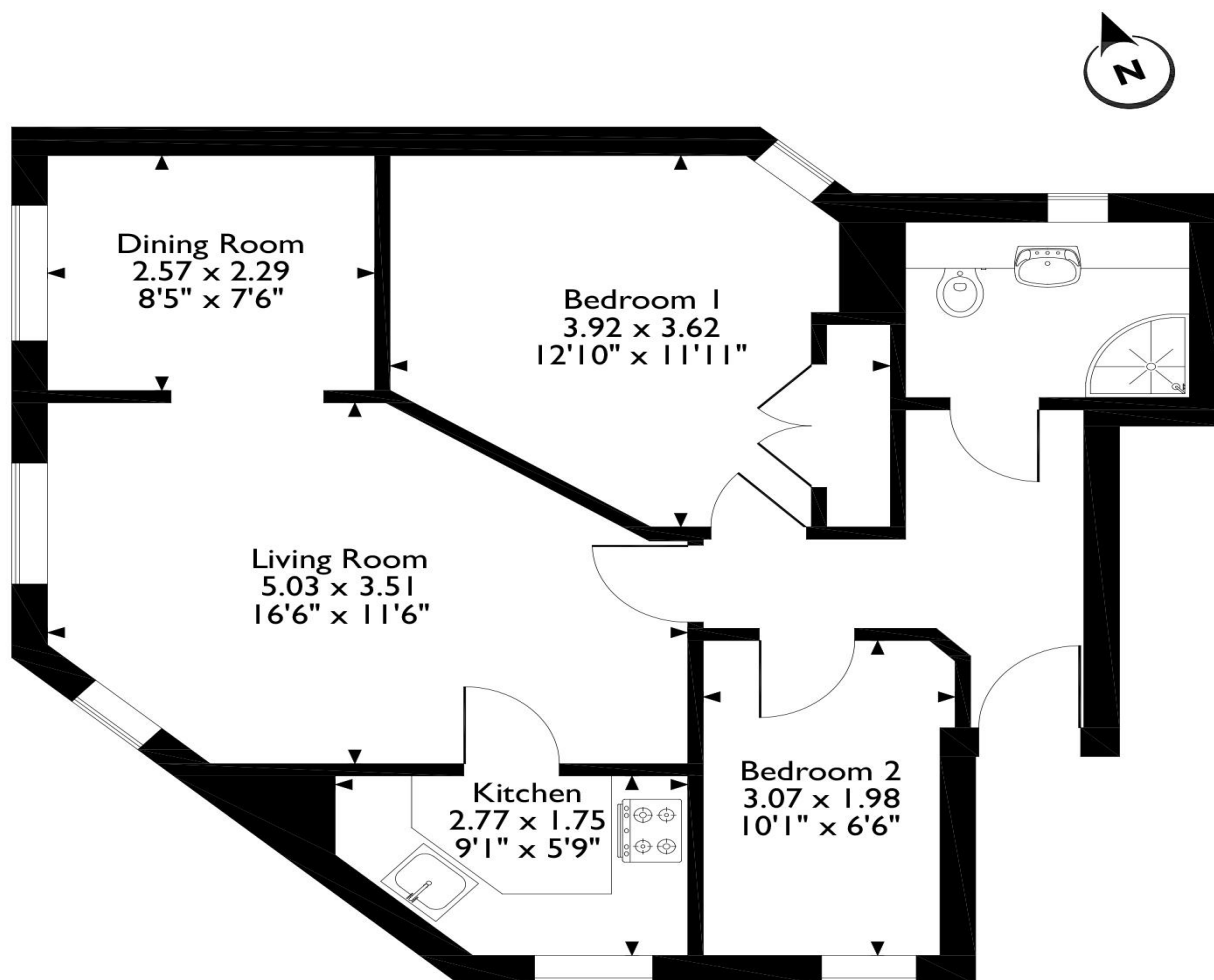
Tenure: Leasehold

Local Authority: North Northants Council

Listing: The property is Listed Grade II.

Viewing: Strictly by appointment with Woodford & Co 01832 274732.





First Floor

Total Approx Gross Internal Floor Area = 56 Sq/m - 603 Sq/ft

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