



# 5 MEDWAY HOUSE

RIVERSIDE MALTINGS | PE8 4FE

£185,000

**Woodford & Co.**  
PROPERTY CONSULTANTS & AUCTIONEERS



A rare opportunity to acquire a ground floor apartment with access to the communal garden, located in a popular over 55's development, close to Oundle town centre.

Entrance Hall | Living Room | Kitchen | Two Bedrooms | Shower Room  
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Communal Gardens | Parking

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

**The Property:** This ground floor apartment is set on the popular Riverside Maltings development, a scheme devised for those aged 55 years and over.

The apartment is offered in good decorative order throughout and has comfortable accommodation with double-glazed windows and efficient electric heating. The property is one of the few with direct access to the communal gardens.

The front door leads into the hall, with the bedrooms set on either side.

The larger, double bedroom has a window to the front. A door opens to a large, walk-in cupboard / wardrobe.

The second bedroom also has a window to the front and offers space as a study, though these are often used as spare rooms, hobby rooms, or dining rooms.

The shower room has an easy-entry shower, WC and basin.

The living room is a great size and filled with light from the windows and glazed door that overlooks the



communal gardens. An electric fire set within a fire surround is an attractive focal point.

The kitchen is fitted with a range of wall and base units, with worksurfaces and inset single drainer sink. Integrated appliances include an electric oven and hob. There is also space for a washer.

The communal gardens have lit paths meandering through the shrubberies and lawns. There is car parking near to the apartment.

Close by is the site manager's office and resident's lounge.



**Service Charge:** There is a service charge of approximately £220 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 part time hours.

**Council Tax:** Band B

**Energy Performance Rating:** Band C

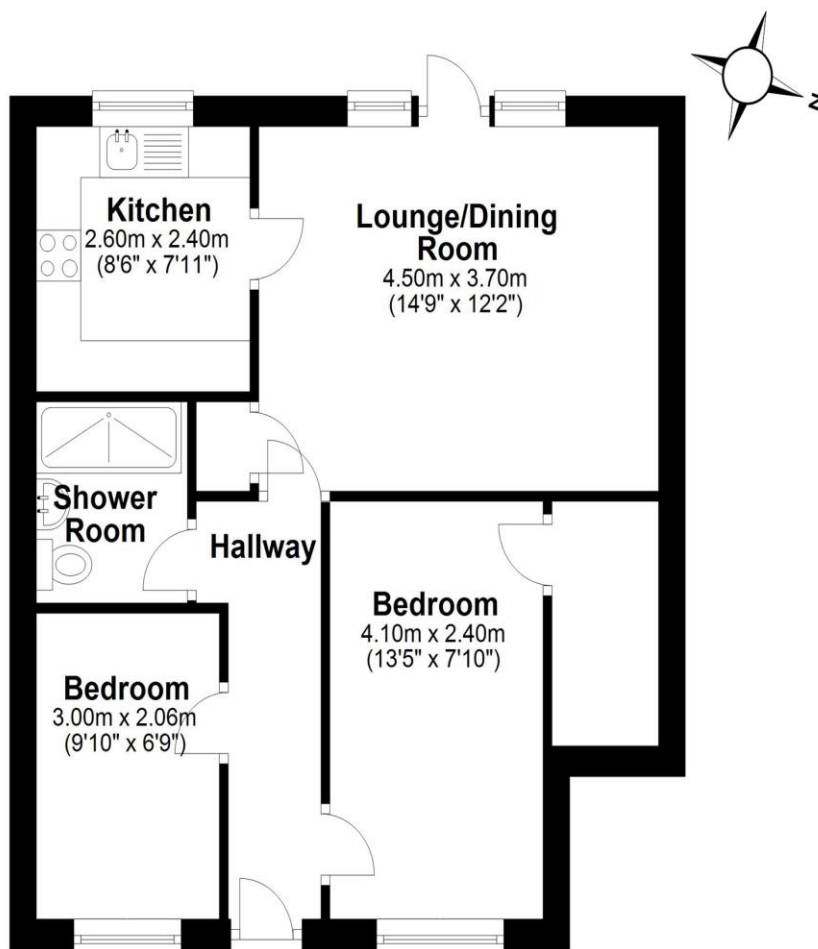
**Tenure:** Leasehold - 63 years remaining

**Local Authority:** North Northamptonshire Council

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



## Ground Floor



**Total Approx Gross Internal Floor Area = 53 sq/m (570 sq/ft)**

**FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

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