



Flat 6, Oakley House Washbrook Road | Rushden | NN10 9UX



Matthew  
Nicholas



## Offers In The Region Of £99,995

A conveniently located one bedroom ground floor apartment situated to the rear in this former public house conversion with off road parking for one car secured by electric gates. The property benefits from a fitted kitchen, sitting room, double bedroom with fitted wardrobes and a spacious shower room. Neutrally decorated throughout, the flat makes an ideal first home, 'lock and leave' or rental investment that has recently given a return of c.8% gross pa.

- Ideal first purchase or rental investment
- Neutral decoration and carpeting
- Electric heating
- Gated off road parking for one car
- Fitted kitchen and shower room
- PVCu double glazing

PVCu door from the rear porch into the

### **Sitting Room**

12'5" x 12'6" (3.81m x 3.83m)

Window to the rear, electric heater. Doors to the bedroom and

### **Kitchen**

8'0" x 8'10" (2.45m x 2.71m)

Fitted with a range of units with worksurfaces above. Inset single bowl stainless steel sink with mixer tap. ceramic hob with chimney style extractor above and single electric oven below. Space for washing machine and fridge freezer. Tiled splash areas and feature shelving, downlights and electric heater. Window to rear and door to the

### **Shower Room**

Fitted with a three piece suite including a low level WC, wash hand basin and large shower cubicle with composite boarding and tiled splash areas. Expelair, window to rear.

### **Bedroom**

9'0" x 9'3" (2.75m x 2.83m)

Window to side, electric heater, built in wardrobes.

### **Outside**

The property enjoys an electrically gated residents parking area with space for one car.

### **Lease Information**

Lease length - 150 years (142 remaining as of 16/02/26)

Ground rent: £220 a year

Service charge: £1,707.96 a year

The lease automatically grants the leaseholder a 10% interest in a management company that in turns owns the freehold. Further information is available on request.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable. Please call the office to confirm details of that charge and how to settle it.

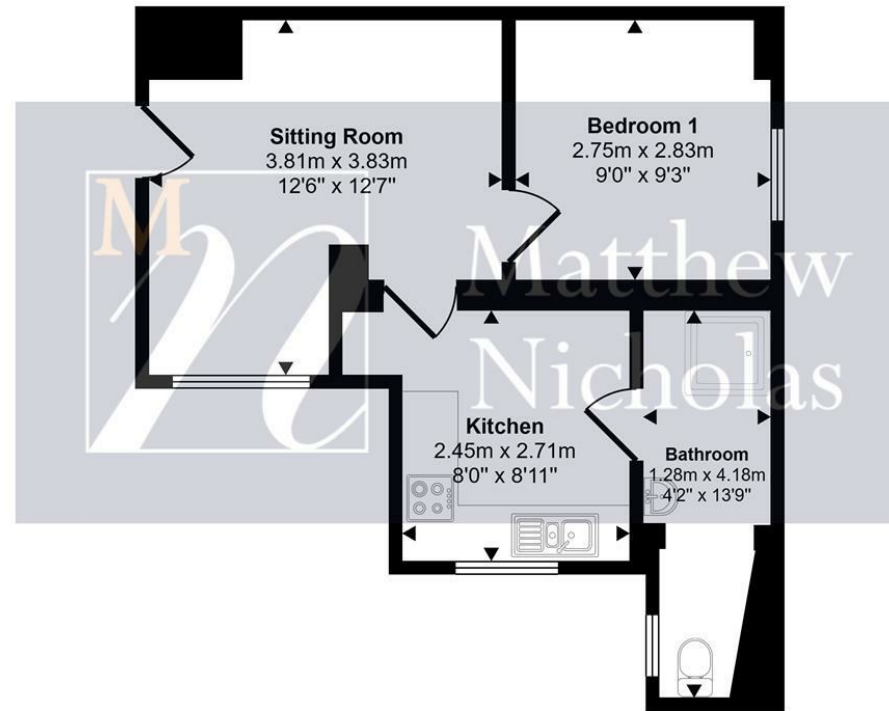




# Further Information



Approx Gross Internal Area  
36 sq m / 383 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Local Authority: North Northamptonshire

Tax Band: A

Floor Area: 383.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
57	57
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

27-29 Newton Road, Wollaston  
Northamptonshire  
NN29 7QN

T 01933 663311  
E enquiries@matthewnicholas.co.uk  
W www.matthewnicholas.co.uk



Matthew  
Nicholas