



Derwent House, Riverside Maltings, Oundle  
**OIEO £150,000 Leasehold**

**Sharman  
Quinney**

# Key Features



99 Years remaining as of 01 Jan 1993

£Ask Agent Ground Rent pa

Review due: Ask Agent

£2789.06 Service Charge pa

Review due: Ask Agent

- \*\*\*NO ONWARD CHAIN\*\*\*
- Over 55's only
- Allocated parking space
- CCTV security system for the front door
- Large bathroom with bidet and double size shower

The property briefly comprises large hallway with stairs, Lounge with new UPVC windows on one side, Kitchen with integrated fridge/freezer, two bedrooms and a four piece bathroom with bidet and double sized shower. Outside is an allocated parking space and communal grounds.



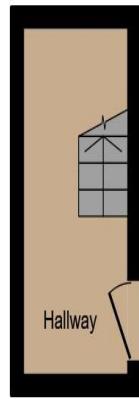
Lounge (16' 50" x 15' 50" ) m x m

Kitchen (11' 26" x 5' 32") m x m

Bedroom one (15' 87" x 10' 64") m x m

Bedroom two (11' 28" x 8' 17") m x m





**Basement**

**Ground Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01832 274567**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01832 274567

 The Old Town Hall Market Place, Oundle,  
Peterborough, Cambridgeshire, PE8 4BQ

 oundle@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref. :OUN202722 - 0003