



Flat 2 Oakley House 216 Wellingborough

NN10 9SX



**Simpson & Weekley**

\*\*\*CHAIN FREE\*\*\* Simpson and Weekley are delighted to offer to the market this wonderful one bedroom first floor apartment. The property is ideally located in the former Oakley Arms pub, converted in 2018 to stylish apartments and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home is very well presented throughout and boasts living accommodation comprising in brief; entrance hallway, open plan lounge, kitchen diner, a master double bedroom and a shower room. The property also benefits from electric heating and double glazing throughout. Externally there is secure off street parking with electric security gates. An internal viewing is highly recommended to fully appreciate everything this amazing property has to offer. EPC Ordered, Council Tax Band A

£108,000



1



1



1



Simpson & Weekley

GROUND FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 321 sq.ft. (29.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac (2020)



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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
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