

Richardson

LETTINGS SPECIALISTS

Apartment 3, The Cloisters Church Street,
Oakham, LE15 6AA

TO LET

£1,025 Per Month



- First Floor Apartment
- Gas Central Heating
- Spacious Lounge/Diner
- Allocated Parking
- Two Bedrooms
- Ensuite to Master
- Close to Town Centre
- Entry Phone System

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

Location

This first floor 2 bedroom apartment is located close to the town centre. Oakham itself, offers many amenities, including doctor's surgery and hospital, and a wealth of restaurants, cafés and shops. There are a number of highly regarded primary, preparatory and Independent Schools in the area, as well as the popular Secondary School Catmose College. Oakham Railway Station provides easy transport links to further towns and cities, and there is a well established Bus service which offers regular services around the town and through to neighbouring villages.

Description

This first floor apartment is accessed via a secure communal access to the rear of the building. The apartment consists of a light and spacious lounge/diner, separate kitchen, two double bedrooms one with ensuite and a modern bathroom.

Communal Entrance

Accessed via security phone system and key code system with stairs to the first floor with glass balustrade

Entrance Hall

Doors to Lounge, Bedrooms and Bathroom. Storage cupboard.

Lounge Diner 17'4" x 11'5"

Spacious room with French door overlooking the park.

Kitchen 10'5" x 9'10"

The property boasts a modern kitchen equipped with essential appliances, including integrated oven and hob, dishwasher, washing machine and fridge freezer.

Master bedroom 12'5" max x 12'1"

Benefits from ensuite and windows overlooking park. Built in cupboard.

Ensuite

Modern corner shower, toilet and basin

Bedroom 2 12'1" x 10'9"

Double glazed window to the rear.

Bathroom 6'2" x 5'10"

Modern three piece suite consisting of bath, toilet and basin, Double glazed window to the rear.

External details

Communal garden area. The parking for the apartments is to the rear of the building accessed by electronic security barrier opening to provide private parking area. The property is allocated one space

Services

All main services connected

Council Tax

Rutland District Council Tax Band B

EPC

Rating B.

Communication

According to Openreach: Superfast Full Fibre is available

According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

Viewing

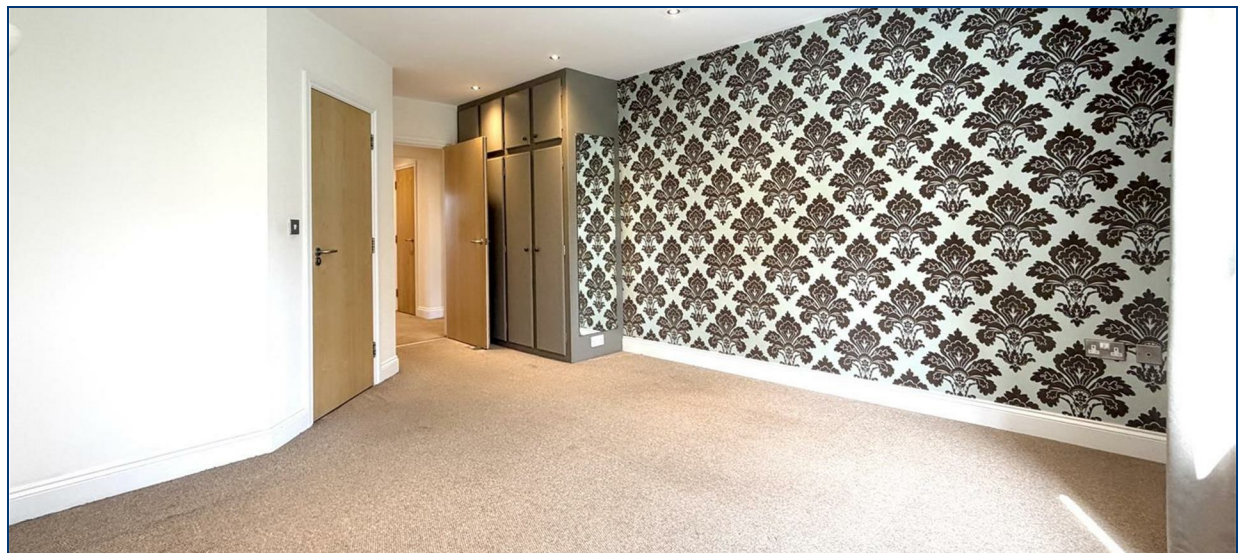
By appointment with Richardson lettings@richardsonsurveyors.co.uk or 01780 762433

Deposit

Five weeks rent payable in advance to be returned by deduction and without interest at the end of the tenancy.

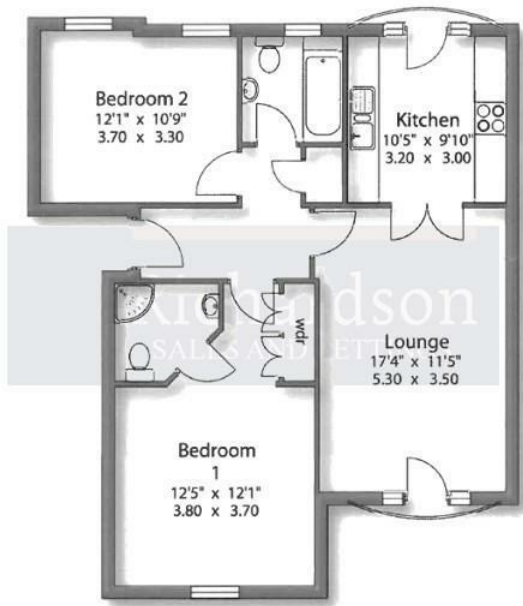
Rent

The rent is payable in advance by Standing Order.






3 The Cloisters.



First Floor

For illustrative purposes only. Not to scale.

Energy Efficiency Rating

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

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