



SAXON GARDENS
OAKHAM, RUTLAND

JAMES
SELLICKS



“... WELL-PRESENTED, TWO-BEDROOM APARTMENT ...”

A well-presented two-bedroom apartment in the highly regarded Saxon Gardens over-70s McCarthy & Stone development, offering independent living within a warm and welcoming community, just a short walk from Oakham town centre.

Entrance Hall • Kitchen • Spacious Lounge/Diner • Two Bedrooms • Wet Room • Private Balcony Overlooking Communal Gardens • Town Centre Location • EPC - B •

Accommodation

The apartment itself is bright, comfortable and thoughtfully laid out, comprising an entrance hall with a large storage cupboard, two generous double bedrooms - one with a large walk-in wardrobe with hanging and shelving, a modern wet room, and a separate WC, along with a spacious lounge/diner ideal for both relaxing and entertaining. Situated on the second floor and west facing, the apartment enjoys excellent natural light throughout the day and is not overlooked, creating a particularly private and sunny living environment. The compact, contemporary kitchen is well equipped with a range of integrated appliances, while a private west-facing balcony further benefits from the sunny aspect, providing a pleasant and peaceful outlook over the beautifully maintained communal gardens.

Residents of Saxon Gardens enjoy an excellent range of on-site facilities, including a bistro which homeowners can use alongside visiting family and friends, a communal lounge and function room, a guest suite available for hire, a communal laundry room and a motorised mobility scooter store. The development benefits from a 24/7 duty manager, alarm pull cords throughout the apartment (including pendant alarms), and one hour of domestic cleaning per week included within the service charge. Additional domiciliary or personal care can be arranged either through on-site staff or independent providers, offering peace of mind now and for the future.

While the apartment does not include an allocated parking space, spaces are available to purchase separately through McCarthy & Stone. With a vibrant social calendar and a friendly, supportive community, this is an excellent opportunity to enjoy comfortable, low-maintenance living in a desirable retirement setting.



Location

Oakham is an attractive historic market town at the heart of Rutland, offering a friendly and well-served setting ideal for later-life living. The town centre features a wide range of shops, cafés, and everyday amenities, with a lively twice-weekly market and a monthly farmers' market providing a strong community focus. Oakham also enjoys a rich cultural life, with regular concerts and events held at All Saints' Church, Oakham School Chapel, and other local venues. Surrounded by beautiful countryside and close to Rutland Water, the town offers opportunities for gentle walks and enjoyable days out, making Oakham a popular and desirable place to enjoy a relaxed yet active retirement lifestyle.

Services & Council Tax

The property is offered to the market with all mains services and electric heating.

Rutland County Council – Tax Band C

Further details on the service charge are available upon request.

Tenure

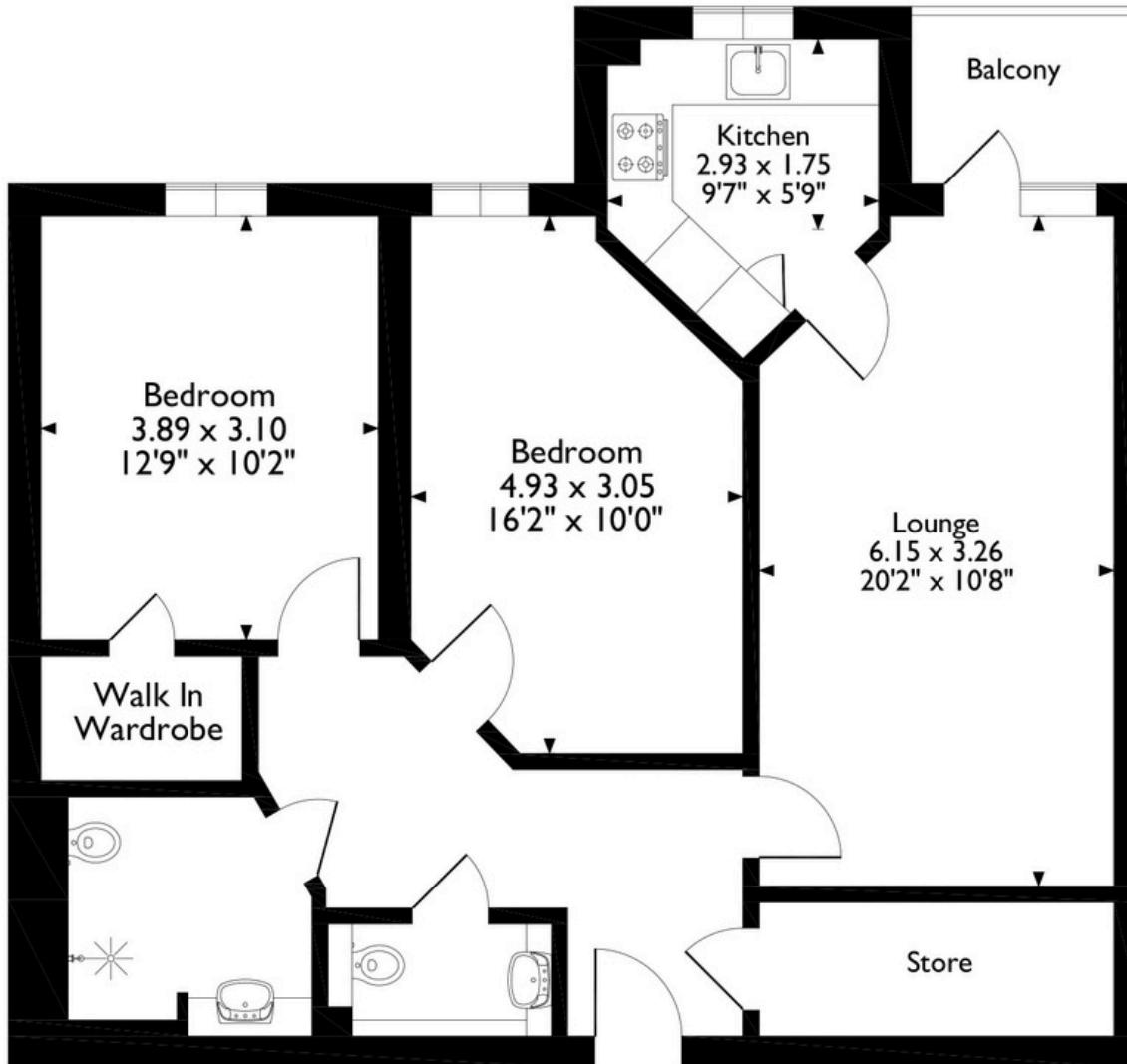
Leasehold



50 Saxon Gardens, Penn Street, Oakham, Rutland LE15 6DF

House Total Approx. Gross Internal Floor Area = **840 ft² / 78 m²**

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



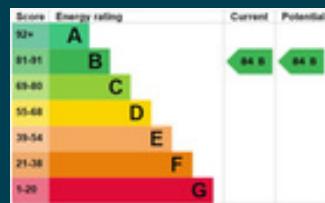
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.