

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

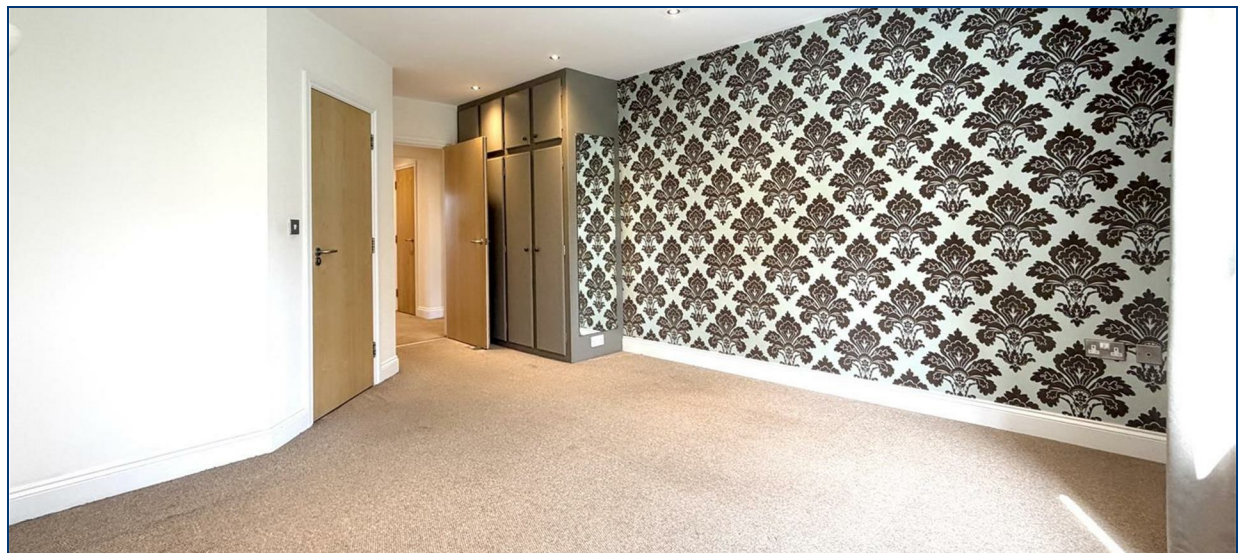
By appointment with Richardson lettings@richardsonsurveyors.co.uk or 01780 762433

Deposit

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

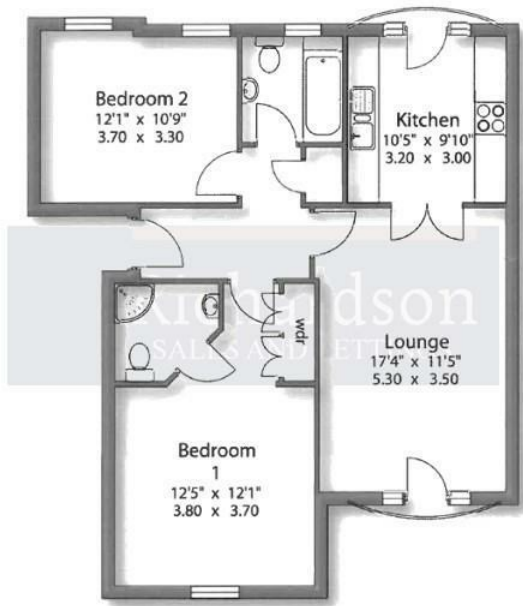
Rent

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

IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

- The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
- All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
- No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.