



The Cloisters, Church Street  
Oakham, LE15 6AA

**Price Guide £235,000**

Richardson



## The Cloisters, Church Street

Oakham, LE15 6AA

A superb spacious first floor apartment within an established exclusive development of only 6 apartments over looking All Saints Church, open green space and within easy walking distance of the town centre. With allocated parking within the private car park with a security access barrier and entry phone system, the apartment provides plenty of comfort coupled with space and light. The wide hallway has a useful built in airing cupboard and gives access to the lovely 5.30m lounge diner with French doors giving a Juliet balcony and views towards the open green space. Double doors open through to the fitted kitchen with a range of storage units and built in appliances and a further set of French doors open to another Juliet balcony. The large master bedroom has built in wardrobes and an ensuite shower room. There is a further good double bedroom and 3 piece bathroom. The property has gas central heating, double glazed windows and is offered with no chain.

### Communal Entrance

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

### Entrance hall

### Lounge diner

17'4" x 11'5" (5.30m x 3.50m)

### Kitchen

10'5" x 9'10" (3.20m x 3.00m)





**Master bedroom**  
12'5" max x 12'1" (3.80m max x 3.70m )

**Bedroom**  
12'1" x 10'9" (3.70m x 3.30m )

**Bathroom**  
6'2" x 5'10" (1.9m x 1.8m )

#### 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.

#### Tenure

Leasehold: 125 yr lease which started 08/09/2004 until 01/01/2128  
Service/Ground rent: 2023 - 2024 present £837.50 half yearly (£1,675 per annum)

#### Services

All main services connected

#### Council Tax

Rutland District Council Tax Band B

#### Communication

According to Openreach: Superfast Full Fibre is available  
According to Ofcom: Mobile coverage is is Likely with EE, Three, O2 and Vodafone

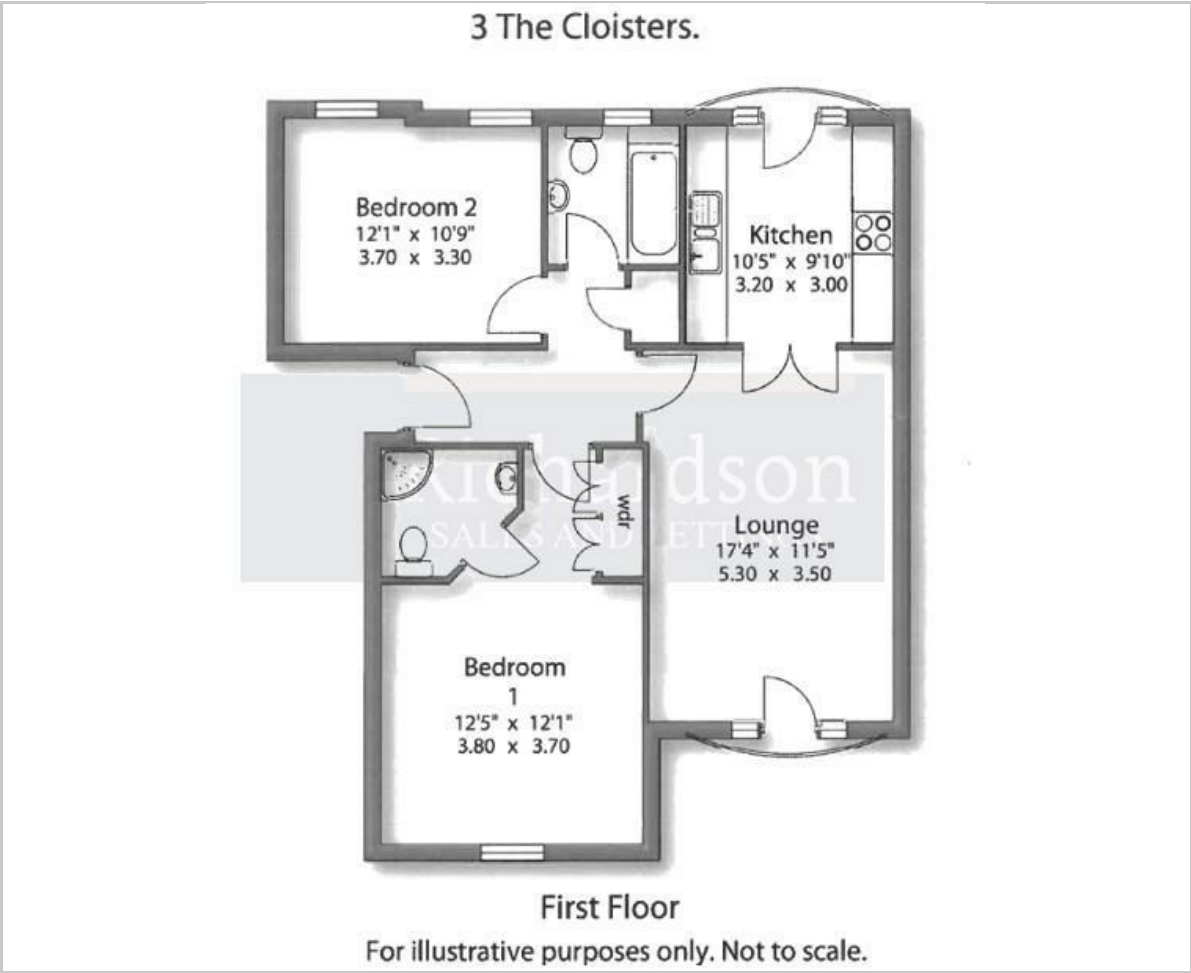
#### Viewing

By appointment with Richardson  
[post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)





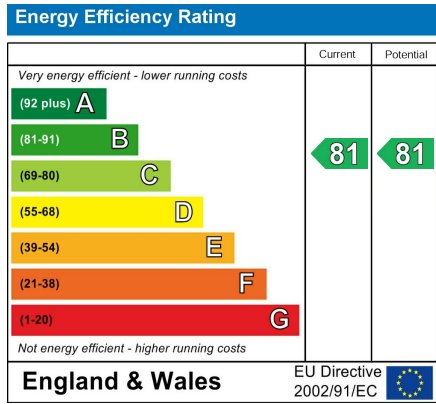
Floor Plan



Area Map



Energy Efficiency Graph



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

1. 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.
2. 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.
3. 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.
4. 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.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

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

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

01780 762433