



**Watchorn Court, Flat 5 Station Road, Oakham,  
LE15 6QU**

**£125,000**

** Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

**Watchorn Court  
Flat 5 Station Road  
Oakham  
LE15 6QU**

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Living Room

Nestled on the charming Station Road in Oakham, this delightful purpose-built flat offers a perfect blend of comfort and convenience. The property boasts a modern design that caters to contemporary living while maintaining a warm and inviting atmosphere. An ideal First Time Purchase.





### Description

This purpose-built first-floor flat, located in the charming town of Oakham, Rutland, offers a comfortable and practical living space.

The flat features a spacious living room that provides an inviting area for relaxation and entertainment, making it a great place to unwind after a busy day. The kitchen is well-equipped, offering everything needed for modern living and convenience, whether you enjoy cooking or need a functional space for meal preparation.

There are two good-sized bedrooms, each benefiting from ample storage space, with fitted wardrobes offering added practicality and organization. The shower room is contemporary, providing a refreshing space for your daily routine. Throughout the flat, attention has been given to ensure storage needs are met, offering space to keep belongings organized and out of sight.

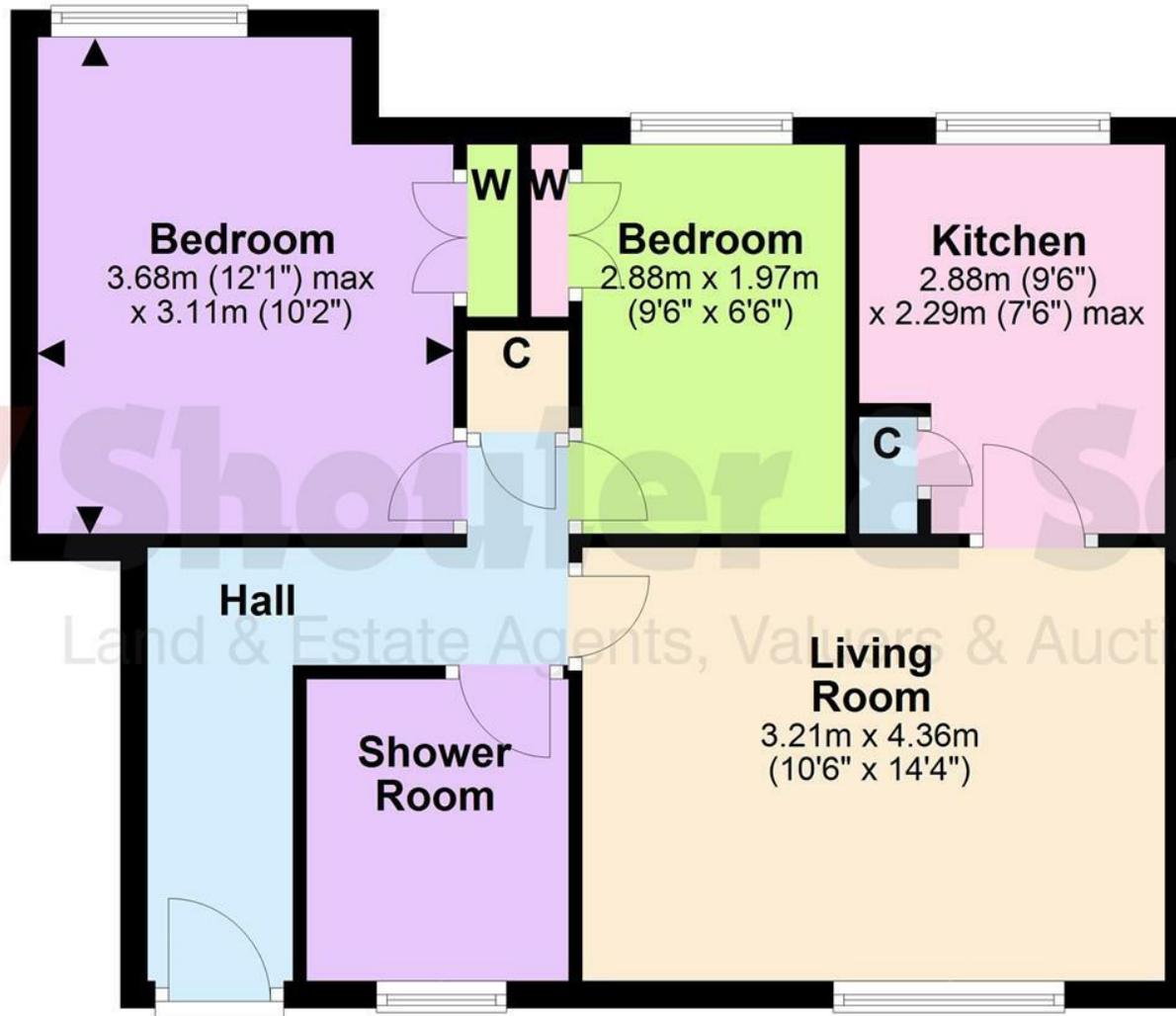
Outside, the property includes allocated parking, which is a valuable feature in this well-established residential area. The flat is also set within communal gardens, providing a pleasant outdoor space for residents to enjoy. Its location places it within easy reach of Oakham's local amenities, including shops, restaurants, and transport links, ensuring convenience and a well-connected lifestyle. Whether you're looking for a home that offers comfort, practicality, or easy access to local services, this flat in Oakham offers it all.

The property also presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

### Agents Note

We understand the length of the Leasehold remaining is 92 years. Watchorn Court has a property management company consisting of 7 dedicated members, all residing on-site, which ensures unparalleled attention to detail and rapid response times for every aspect of property care. This close-knit team offers a personalized touch that guarantees exceptional service. Their constant presence provides peace of mind to residents, knowing that any maintenance issues or concerns are swiftly addressed. With their deep commitment to the property's upkeep and the well-being of all residents, this company offers a unique, hands-on approach to property management that fosters a safe, well-maintained, and harmonious living environment.

## Ground Floor



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.  
Plan produced using PlanUp.



Bedroom



Bathroom / Hallway

- First Floor Flat
- Close to Oakham Town Center
- Two Bedrooms
- Spacious Living Room
- Shower Room
- Allocated Parking
- Communal Gardens
- Ideal First Time Purchase



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