



WATCHORN COURT
STATION ROAD, OAKHAM

JAMES
SELICKS



“... TWO-BEDROOM APARTMENT ...”

A well-presented, two-bedroom apartment with well-proportioned accommodation and off-road parking, situated in Oakham town centre.

Private Entrance Hall • Kitchen • One Reception Room • Two Bedrooms • One Bathroom • Two Allocated Parking Spaces • Town Centre Location • NO CHAIN • EER - C •

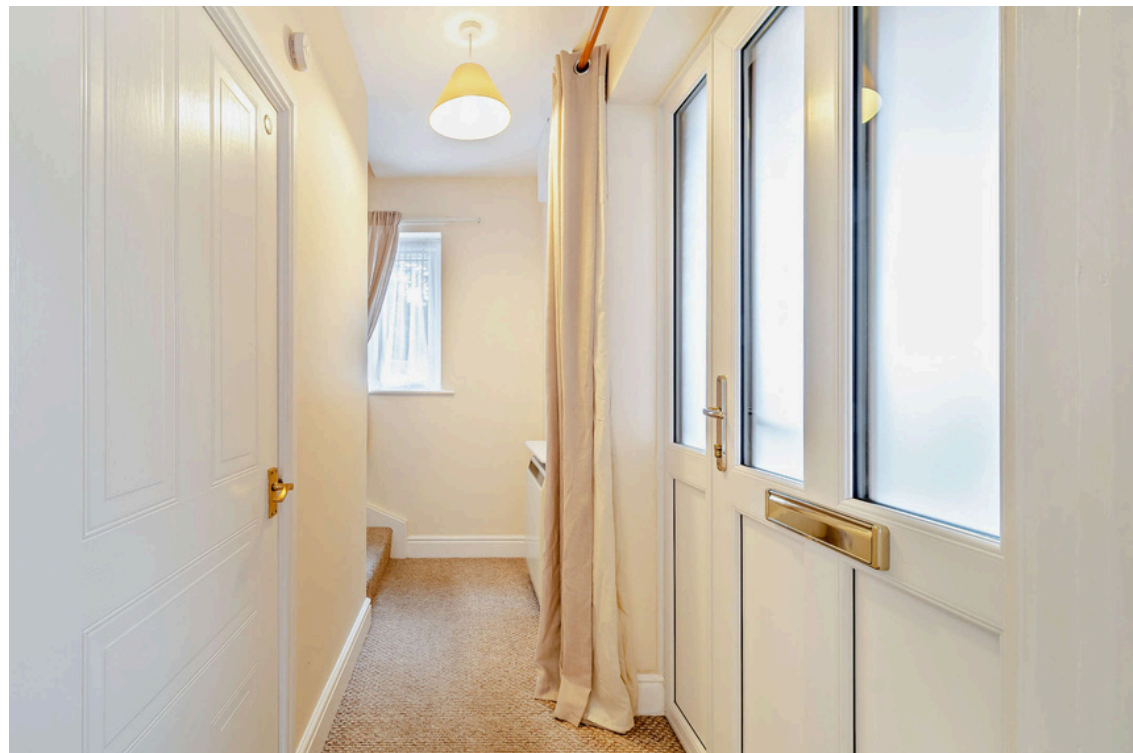
Accommodation

Enter the property into an entrance hall with access to the a single bedroom, a useful understairs storage cupboard and stairs rising to the first floor.

To the first floor a landing gives way to the further accommodation comprising a kitchen, reception room, primary bedroom and bathroom. The kitchen has a good range of fitted units with ample space for free-standing appliances and window looking out to the rear. The bathroom is complete with a shower bath, wash hand basin and low flush lavatory.

Outside

The front door for the property is located under a covered archway that leads to the parking area at the rear offering two allocated spaces.



Location

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and electric heating. Rutland County Council – Tax Band B

Tenure Leasehold

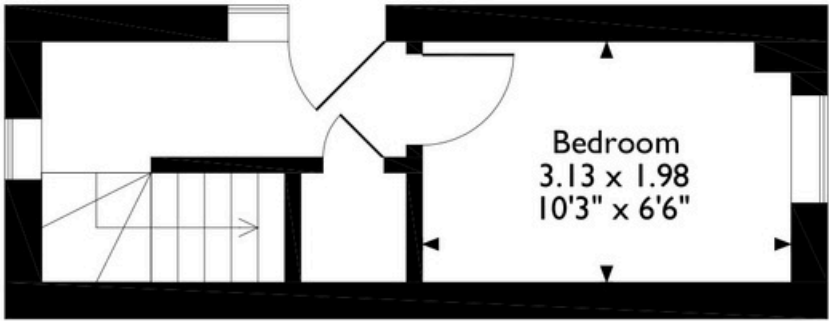
Service Charge £750 per annum



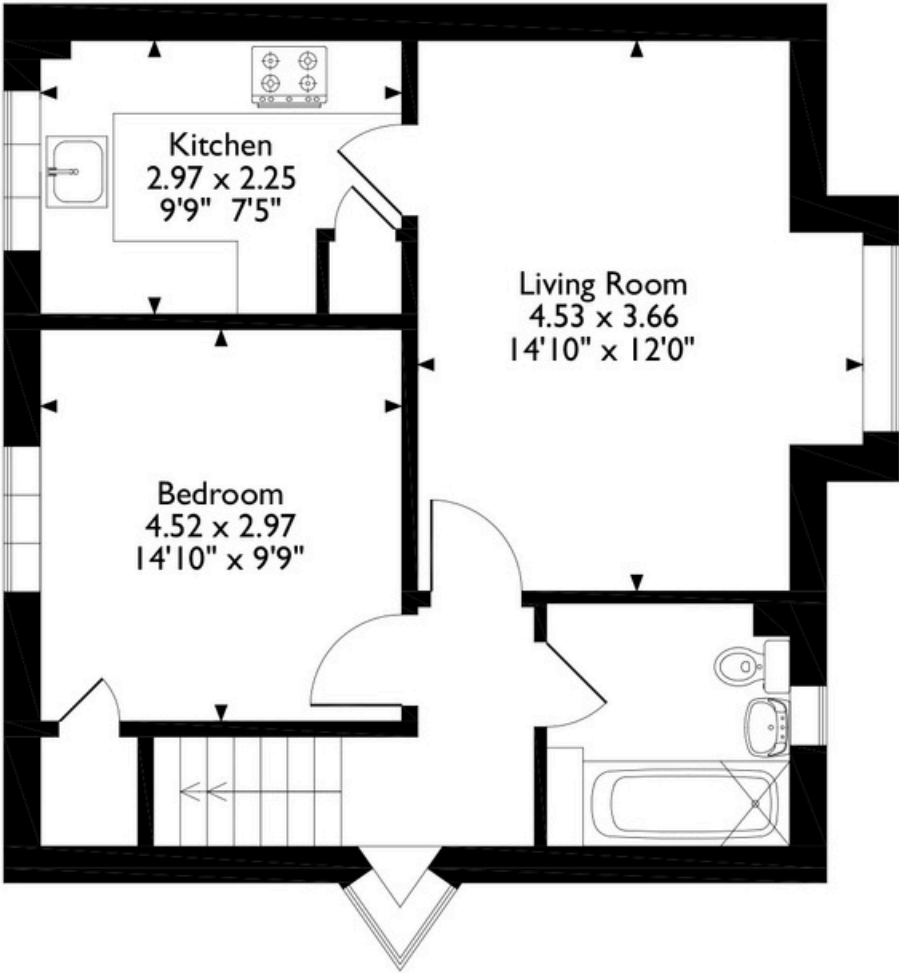
Flat 1, Watchorn Court, 70 Station Road, Oakham, Rutland LE15 6QU

House Total Approx. Gross Internal Floor Area = 581 ft² / 54 m²

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



Ground Floor



First Floor

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
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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.