



 SPREY  
PROPERTY

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Saville Court, Oakham  
Asking Price of £199,950





Situated in the heart of the town centre within walking distance to the High Street shops is this first floor apartment, located in a secure over 55's development. The modern, neutrally decorated throughout apartment benefits from an allocated parking space within the gated communal driveway, a lift to all floors and secure entry via fob or intercom. The accommodation comprises an entrance hallway with two double bedrooms, principal with an en-suite shower room and a separate bathroom. A good size kitchen with space for dining table with archway opening through to the spacious living room with double doors onto the Juliette balcony.

The property is accessed through remote controlled iron gates to the front, which lead through to the communal space offering an allocated parking space, two visitor bays and a covered area for bin store.

LEASEHOLD

FEE'S: Service charge: £1,920.00\* per annum 2023/24\* Subject to change.

LEASE: 999 YEARS BEGINING 2008

EPC: B

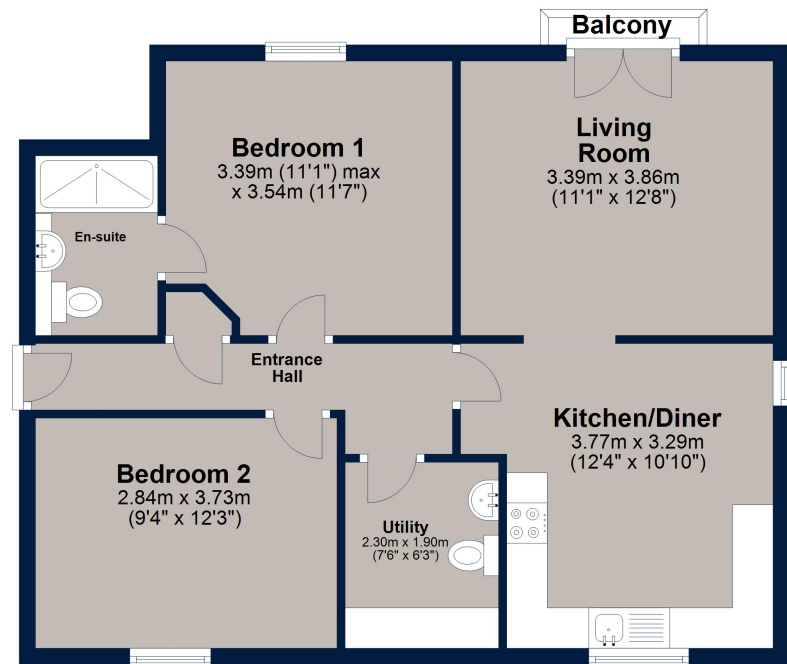






# Saville Court, Penn Street, Oakham

## Ground Floor



Total area: approx. 64.2 sq. metres (691.2 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.

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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.



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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements