



65 John Clare Close, Oakham, LE15 6GH

 **NEWTON FALLOWELL**



Key Features

- Modern Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living, Dining and Kitchen Area
- Modern Spacious Shower Room
- One Allocated Private Parking Space
- Close to Town Centre and Train Station
- Ideal First Time Purchase or Investment
- EPC -TBC
- Leasehold

£140,000





**** NO ONWARD CHAIN **** Situated within walking distance to Oakham town centre and train station is this very well-presented and well-proportioned GROUND FLOOR apartment, positioned at the end of a quiet cul-de-sac with one allocated parking space, spacious open plan kitchen & living area, two double bedrooms, modern bathroom, and communal gardens. Creating an ideal first home, investment opportunity, or lock-up and leave, internal viewings are strongly recommended.



As you enter the building through the secure intercom entry system you go along the hallway to the private entrance door for the apartment. The entrance hall has access to all the accommodation including a useful storage cupboard. The open-plan kitchen & living area is filled with natural light from its multiple windows. The kitchen has been fitted with modern wall and base units and includes space and plumbing for a washing machine. The two bedrooms are both double bedrooms with the main bedroom benefitting from built-in wardrobes. The bathroom completes the apartment internally.



The property is positioned at the end of a quiet cul-de-sac in a small modern block of apartments. Each apartment has one allocated parking space and the use of a communal garden area, perfect for summer BBQs. The communal areas are well maintained by the management company and are accessible via the intercom entry system and door codes. Internal viewings are strongly encouraged.

Room Measurements

Entrance Hall 5.98m x 1.03m (19'7" x 3'5")

Kitchen 2.75m x 2.49m (9'0" x 8'2")

Lounge/Diner 5.87m x 3.38m (19'4" x 11'1")

Bedroom One 4.88m x 2.61m (16'0" x 8'7")

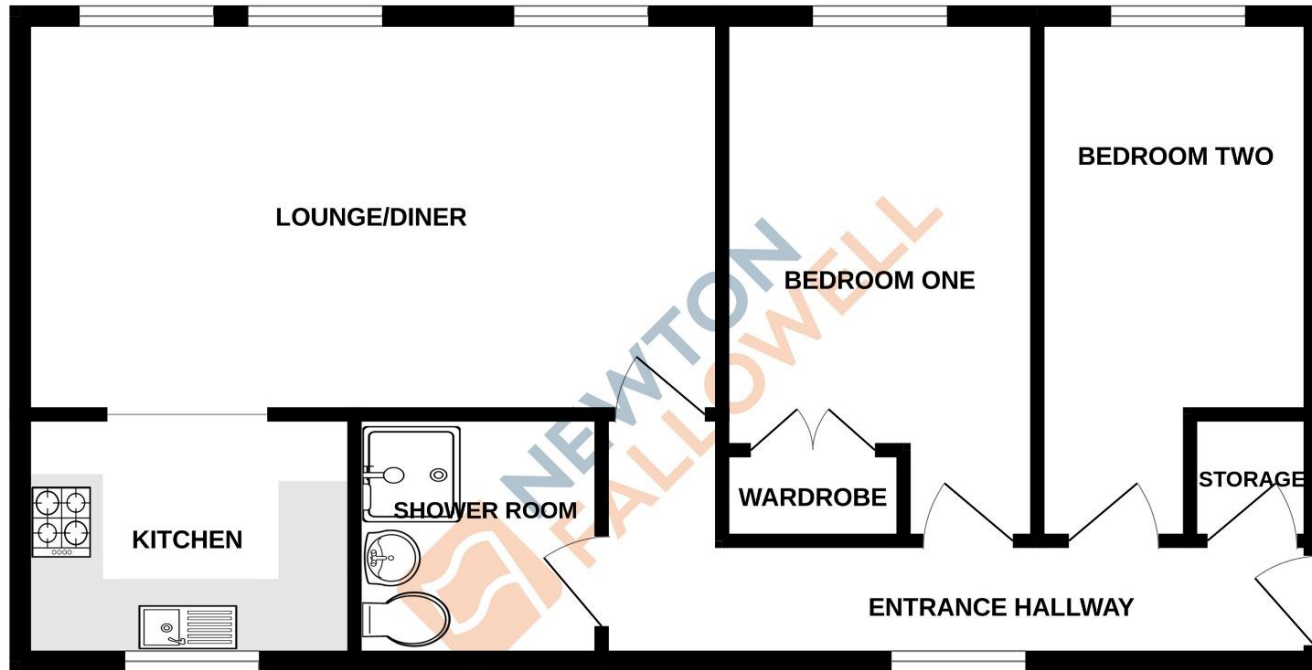
Bedroom Two 4.85m x 2.32m (15'11" x 7'7")

Shower Room 2.50m x 1.96m (8'2" x 6'5")

Leasehold Information

The property benefits from a 999 year lease granted in 2012 with approximately 987 years remaining. We are advised that the owner pays a ground rent charge of £166 yearly payable to Estates & Management Ltd and a service charge of £1,708.50 per year which is payable to First Port Property Management. Contact Newton Fallowell for further information.

GROUND FLOOR



JOHN CLARE CLOSE, OAKHAM LE156GH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.