



Ladywell, Oakham

This charming, self-contained first-floor apartment is situated in a popular residential area of Oakham, making it an ideal choice for first-time buyers or buy-to-let investors offered to the market with NO ONWARD CHAIN.



FEATURES

- Self Contained First Floor Apartment
- Ideal FTB / Investment
- No Onward Chain
- Open Plan Living Kitchen
- One Double Bedroom
- Allocated Parking
- Walking Distance To Town Centre



Accommodation comprises; Entrance hall leading up to the first floor where you are greeted by an open plan living kitchen, double bedroom and bathroom. Additional storage is also available in the loft space.

The property benefits from allocated parking and is situated just a short walk from Oakham town centre.



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Oakham is a popular market town in the small county of Rutland. The town is home to multiple schools catering for all ages as well as services such as a library, doctors surgery and numerous restaurants, coffee shops, super markets and boutique shops.





Total area: approx. 40.8 sq. metres (438.8 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

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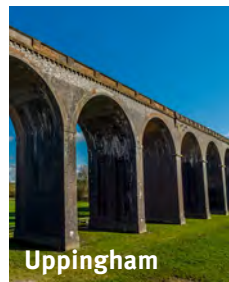
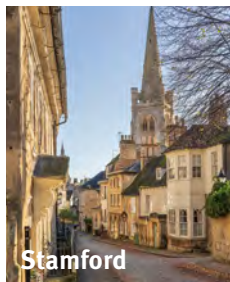
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EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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