



**Flat 1, Westgate Court, St. Annes Close, Oakham, Rutland, LE15 6AZ**

**£149,950**



**Chartered Surveyors & Estate Agents**

**Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development**

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**Tenure: Leasehold**

**Council Tax Band: B (Rutland County Council)**



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#### **DESCRIPTION**

Modern ground floor apartment with an allocated parking space offering well proportioned two bedroom accommodation in the town centre location.

The property benefits from electric central heating and sealed unit double glazing and briefly comprises open-plan Sitting Room and Kitchen, Inner Hall, two Bedrooms and Bathroom.

#### **ACCOMMODATION**

##### **GROUND FLOOR**

##### **Communal Entrance Hall**

With intercom security door and access to private apartments.

##### **No. 1 Westgate Court:**

**Open-plan Sitting Room & Kitchen 4.93m x 5.69m (16'2" x 18'8")**

comprising:

##### **Kitchen Area**

Range of fitted units incorporating grey granite effect formica work surfaces with stainless steel splashbacks, inset single drainer stainless steel sink with mixer tap, beech fronted base cupboard and

drawer units and matching eye level wall cupboards. Integrated appliances comprise fridge, washing machine, electric oven and ceramic hob with extractor hood above.

Oak floor, spotlighting, space for a table.

##### **Sitting Area**

Electric heater, oak floor, spotlighting, window to street.

##### **Inner Hall 0.94m x 2.92m (3'1" x 9'7")**

Electric heater, oak floor, access to Bedrooms and Bathroom.

##### **Storage Cupboard 1.12m x 2.11m (3'8" x 6'11")**

Oak floor, fitted shelving.

##### **Airing Cupboard**

Hot water cylinder, fitted shelving.

##### **Bedroom One 4.29m x 2.92m (14'1" x 9'7")**

Fitted wardrobes to two walls with matching top boxes and bedside cabinets, electric heater, window to street.

##### **Bedroom Two 3.23m x 2.69m (10'7" x 8'10")**

Electric heater, window to street.

##### **Bathroom 1.78m x 2.95m (5'10" x 9'8")**

White suite comprising low level WC, pedestal hand basin with mixer tap and panelled bath with mixer tap and glass screen. Fully tiled walls, heated towel rail, tile effect laminate floor, extractor fan, window to rear.

#### **OUTSIDE**

##### **Parking**

The property includes an allocated parking space within private, purpose-built parking area.

#### **SERVICES**

Mains electricity

Mains water supply

Mains sewerage

Main heating - Room heaters, electric

According to <https://checker.ofcom.org.uk>

Broadband availability: Standard, Superfast, Ultrafast

Mobile signal availability:

Indoor: EE - voice and data likely, Three, O2,

Vodafone - voice and data limited;

Outdoor: EE, Three, O2, Vodafone - voice and data likely.

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any)

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heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### **OAKHAM**

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition, there is a railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and

include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

### **LEASEHOLD INFORMATION**

Tenure: Leasehold

Lease term: 999 years from 26/08/22005

Years remaining: 980

Service Charge: £1,720.62 per annum (paid half-annually in Jan and Jul)

Service Charge period: January 2024 - February 2025

Ground Rent: N/A

### **COUNCIL TAX**

Band B

Rutland County Council, Oakham 01572-722577

### **FLOOD RISK**

There is no flood risk for this property.

This home is not at risk of flooding from rivers and seas.

### **INDEPENDENT MORTGAGE ADVICE**

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice

whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### **N.B.**

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### **VIEWING**

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### **OFFICE OPENING HOURS**

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

### **DISCLAIMER**

1. The particulars are intended to give a fair and

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substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



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