



**Cherry Mews, 19 Huntsmans Drive, Oakham, Rutland, LE15 6RP**  
**Asking Price £155,000**



Chartered Surveyors & Estate Agents

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**Cherry Mews, 19 Huntsmans Drive, Oakham, Rutland, LE15 6RP**  
**Tenure: Leasehold**  
**Council Tax Band: B (Rutland County Council)**



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**DESCRIPTION**

An attractively presented one bedroom mews-style middle-terrace bungalow set within a sought after retirement complex on the edge of Oakham, within walking distance of Oakham Medical Centre, railway station and close to town centre and its amenities.

The tastefully appointed interior benefits from gas central heating and double glazing and comprises Entrance Hall, open-plan Lounge and Kitchen, a double Bedroom and Wet Room.

All cottages on the development have been built to an energy efficient standard, secure by design and to ensure the safety of the residents with the benefit of a fire- and smoke-detection system and 24/7 call system to summon assistance, if required.

The cottage has an allocated parking space with additional communal spaces available for visitors.

The complex is located within the town of Oakham, only a short walk from the centre but enjoying a sheltered community with a safe and secure living environment. At the heart of the development, amongst the landscaped gardens, is Brambles

Social Centre. The development is the perfect balance of a comfortable, safe and secure living environment, but set within the community. Brambles Social Centre is currently open Wednesdays for coffee mornings and Fridays (e.g. fish and chips lunches), as well as for social events including choirs, plays, etc. Meals are available to order at concessional prices from the Care Village kitchen.

**ACCOMMODATION**

**GROUND FLOOR**

**Entrance Hall**

Entrance door with peep hole, radiator.

**Open-plan Lounge & Kitchen**  
comprising:

**Lounge Area 5.31m x 3.56m (17'5" x 11'8")**

Radiator, wall light points, glazed external door with matching glazed side panels to rear elevation.

**Kitchen Area 2.18m x 2.67m (7'2" x 8'9")**

Refitted in modern shaker style with a range of attractive units incorporating wood work surfaces with matching upstand, inset single drainer sink with mixer tap, base cupboard and drawer units and matching eye level wall cupboards.

Integrated appliances comprise induction hob with stainless steel extractor above, eye level electric double oven and fridge-freezer. There is wall mounted gas central heating boiler.

Laminate flooring, window to front elevation.

**Bedroom 4.57m max x 3.07m (15'0" max x 10'1")**

Radiator, two windows to rear elevation.

**Shower Room 2.82m max x 2.13m max (9'3" max x 7'0" max)**

Wet room with walk-in shower area, low level WC, wash hand basin and radiator.

**OUTSIDE**

**Parking**

The property includes an allocated parking space.

**Garden**

There is an attractively landscaped communal garden area to the rear incorporating paved patio area and well stocked borders.

**SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage

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Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability:  
Indoor: EE, O2, Vodafone - voice and data likely;  
Three - voice and data limited;  
Outdoor: EE, O2, Vodafone, Three - voice and data likely.  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

**LEASEHOLD INFORMATION**

Tenure: Leasehold  
Lease term: 125 years (less three days) from 01/03/2005  
Years remaining: 105 years  
Service charge: £72.25 per week payable monthly in advance  
Service charge review: to be discussed and agreed every 3 years from 01/04/2009  
Annual ground rent: N/A

**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.

**COUNCIL TAX**

Band B  
Rutland County Council, Oakham 01572-722577

**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 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

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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.



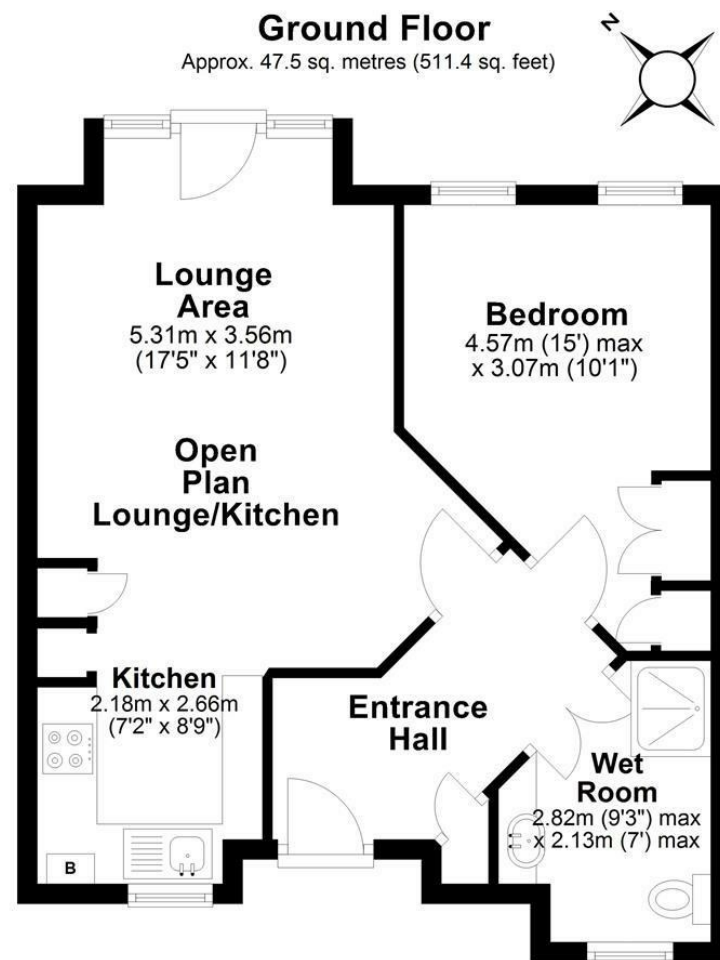








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Total area: approx. 47.5 sq. metres (511.4 sq. feet)

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.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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