



Chartered Surveyors & Estate Agents

**23 John Clare Close, Oakham, Rutland, LE15 6GH**  
**Asking Price £129,950**

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

**23 John Clare Close, Oakham, Rutland, LE15 6GH**  
**Tenure: Leasehold**  
**Council Tax Band: B (Rutland County Council)**



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**DESCRIPTION**

Modern ground floor apartment with an allocated parking space situated within walking distance of Oakham town centre and its amenities.

The energy efficient accommodation benefits from gas central heating and high performance glazing and briefly comprises Entrance Hall, Sitting Room, contemporary Kitchen, two Bedrooms and Shower Room.

Term of lease: 999 years from 01/01/2012  
Years remaining: 986  
Ground rent: £170.00 per annum  
Service charge: £1,092.00 per annum (£545.84 payable half-yearly)

**ACCOMMODATION**

**GROUND FLOOR**

**Communal Entrance Hall**

**No 23 John Clare Close:**

**Entrance Hall 1.04m x 5.97m (3'5" x 19'7")**  
Entrance door with telecom, radiator, built-in cloaks cupboard, cupboard housing gas central heating boiler.

**Sitting Room 5.92m x 3.38m (19'5" x 11'1")**

Two radiators, three windows to front elevation, opening leading to Kitchen.

**Kitchen 2.74m x 2.49m (9'0" x 8'2")**

Range of contemporary fitted units incorporating granite effect work surfaces with upstand, inset 1.5 bowl single drainer stainless steel sink with mixer tap, base cupboard and drawer units and matching eye level wall cupboards.  
Integrated appliances comprise electric oven and 4 ring gas hob with stainless steel splashback and matching extractor above.

Undercounter space and plumbing for washing machine, space for upright fridge-freezer, window to rear.

**Bedroom One 2.59m max x 4.85m (8'6" max x 15'11")**

Radiator, window to front elevation.

**Bedroom Two 1.96m x 3.86m (6'5" x 12'8")**

Radiator, window to front elevation.

**Shower Room 1.98m x 2.57m (6'6" x 8'5")**

White suite comprising low level WC and pedestal hand basin with mixer tap, corner shower cubicle with wall mounted shower.

Radiator, window to rear elevation.

**OUTSIDE**

**Parking**

The property includes an allocated car parking space.

**SERVICES**

Mains electricity  
Mains water supply  
Mains sewerage  
Gas central heating

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Ultrafast  
Mobile signal availability:  
EE - variable in-home, good outdoor  
O2 - variable in-home, good outdoor  
Three - good (outdoor only)  
Vodafone - good (in-home and outdoor).  
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.

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**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

**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 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

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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.

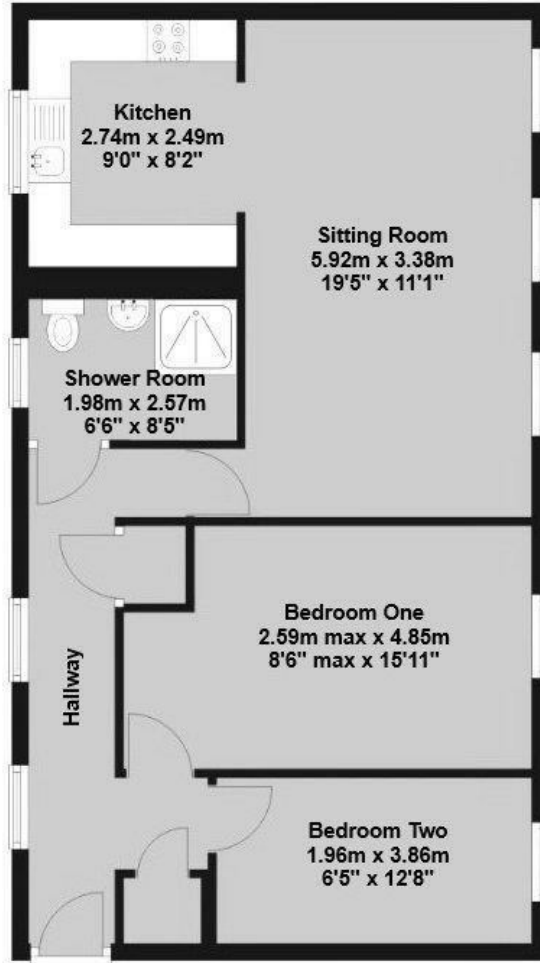
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation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





## GROUND FLOOR



Not to scale - for identification purposes only



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### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>80</b> | <b>80</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 |         |           |

England & Wales

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