



79 John Clare Close, Oakham, LE15 6GH

 **NEWTON FALLOWELL**



Key Features

- Well-Presented Two-Bedroom Second Floor Apartment
- Spacious Open-Plan Living / Dining Room
- Thoughtfully Improved With Practical Storage Solutions
- Two Well-Proportioned Double Bedrooms
- Modern & Well-Appointed Bathroom
- Generous Entrance Hall With Built-In Storage
- Rare Single Garage Offering Versatile Use
- Convenient Access To Oakham Town Centre & Amenities
- EPC Rating C
- Leasehold

£145,000





Situated within the well-regarded residential development John Clare Close on the edge of Oakham, this well-presented two-bedroom second-floor apartment offers thoughtfully arranged accommodation, enhanced by a number of practical improvements that maximise both space and functionality, including a single garage.

The accommodation is introduced via a generous entrance hall, providing access to useful built-in storage and setting the tone for the well-organised layout that follows. The principal living space is a spacious open-plan living / dining room, enjoying excellent natural light and offering clearly defined areas for both relaxation and entertaining. The adjoining kitchen is neatly arranged and well-equipped, positioned to allow for ease of use while maintaining a sociable connection to the main living space.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from fitted storage, while the second bedroom offers flexibility for use as a guest room or home office. The bathroom is finished to a modern standard and conveniently serves the apartment.

A particular feature of this property is the level of thoughtful storage solutions incorporated throughout, reflecting the current owners' careful approach to making the very best use of the available space.

Unusually for an apartment of this type, the property also benefits from a single garage, providing secure parking or valuable additional storage. The garage offers excellent versatility, with potential for a range of uses including a home gym or hobby space, further enhancing the practicality of the home.

The property is well positioned for access to Oakham town centre, local amenities and transport links, making it an ideal option for a range of buyers seeking a low-maintenance home with added practicality.

Room Dimensions

Entrance Hall 5.89m x 1.02m (19'4" x 3'4")

Living / Dining Room 5.94m x 3.38m (19'6" x 11'1")

Kitchen 2.72m x 2.49m (8'11" x 8'2")

Bedroom One 4.85m x 2.57m (15'11" x 8'5")

Bedroom Two 4.85m x 1.93m (15'11" x 6'4")

Bathroom 2.49m x 1.98m (8'2" x 6'6")

Single Garage 4.93m x 2.67m (16'2" x 8'10")

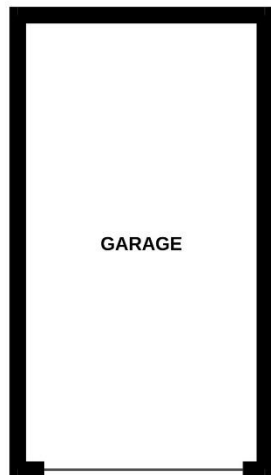
Leasehold Information

The property benefits from a lease with approximately 985 years remaining. We are advised that the owner pays an annual ground rent charge of £165.88 to Estates & Management Ltd, as well as a service charge of £987.75 per year which is payable to Brunel Property Management. Contact Newton Fallowell for further information.

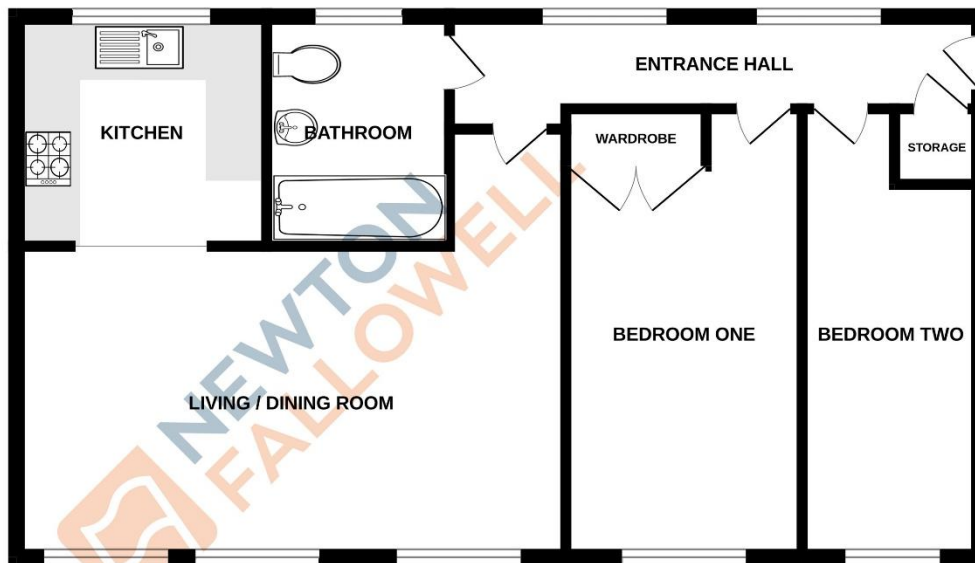
Council Tax Information

Local Authority: Rutland County Council
Council Tax Band: B

GARAGE
142 sq.ft. (13.2 sq.m.) approx.



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



JOHN CLARE CLOSE, OAKHAM, LE15 6GH

TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 £62 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.