

5 Saville Court Penn Street, Oakham, Rutland, LE15 6DP

Guide Price £200,000

MURRAY

Chartered Surveyors & Estate Agents

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5 Saville Court Penn Street, Oakham, Rutland, LE15 6DP
Tenure: Leasehold
Council Tax Band: B (Rutland)

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DESCRIPTION

Beautifully presented self-contained top-floor apartment set within a sought-after, secure over 55's development in the heart of Oakham town centre, a stone's throw from its amenities and railway station.

The property benefits from an allocated parking space within the gated communal driveway, a lift to all floors and secure entry via fob or intercom. The well-proportioned accommodation comprises Entrance Hall, Lounge with Juliet balcony, refitted high-specification Kitchen/Diner, Master Bedroom with en-suite Shower Room, further double Bedroom and separate Bathroom.

Outside, Saville Court is accessed through remote controlled iron gates to the front, which lead through to the communal space offering allocated parking, two visitor bays and a covered area for bin store.

ACCOMMODATION

GROUND FLOOR

Communal Entrance Hall

With lifts to upper storeys.

SECOND FLOOR

No 5 Saville Court:

Entrance Hall

Radiator, built-in cupboard, entry phone, loft hatch, access to all rooms.

Bedroom One 3.40m x 3.51m (11'2" x 11'6")

Radiator, window to front.

En-suite Shower Room 2.24m x 1.57m (7'4" x 5'2")

Modern white suite comprising concealed-cistern WC, vanity hand basin with cupboards beneath and shower cubicle.

Tiled splashbacks, wood-effect flooring, heated towel rail, recessed ceiling spotlights, extractor fan.

Bedroom Two 2.77m x 3.12m + wardrobes (9'1" x 10'3" + wardrobes)

HAMMONDS built-in wardrobes, radiator, window to rear and two roof lights providing distant views.

Bathroom 2.34m x 1.93m (7'8" x 6'4")

Modern white suite comprising low-level WC, hand basin and panelled bath with mixer shower attachment.

Tiled splashbacks, illuminated mirror, heated towel rail, shaver point, extractor fan.

Dining Kitchen 3.86m x 3.76m (12'8" x 12'4")

Stylishly refitted with range of good quality modern units featuring granite worktops with matching upstand, inset stainless steel sink with mixer tap, base cupboards and deep pan drawers, sliding wate bins and eye-level wall cupboards, including a cupboard housing gas central heating boiler.

Integrated appliances comprise SMEG ceramic hob with stainless steel cooker hood above, SMEG eye-level electric oven, dishwasher, washing machine and fridge-freezer.

Recessed ceiling spotlights, wood-effect flooring, window and roof light to rear providing distant views, archway to Lounge.

Lounge 3.89m x 3.43m (12'9" x 11'3")

Radiator, French doors leading to Juliet balcony.

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to https://checker.ofcom.org.uk/
Broadband availability:
Mobile signal availability:
EE - good outdoor and in-home
O2 - good outdoor
Three - good outdoor
Vodafone - good 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.

LEASEHOLD INFORMATION

Lease Term: 999 years from 1st January 2008

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Management Company: Saville Court (Oakham) Management Company Limited. Murray's are informed by the current owner of the property that all six flat owners are directors of the management company
Service Charge: £1,225.12 (from 01/06/2026 till 31/05/2027) payable in half-yearly instalments

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 British Rail station in the town and there are services to Leicester, Birmingham and Peterborough, where at the latter location there is a good train service to London, King's Cross.

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 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.











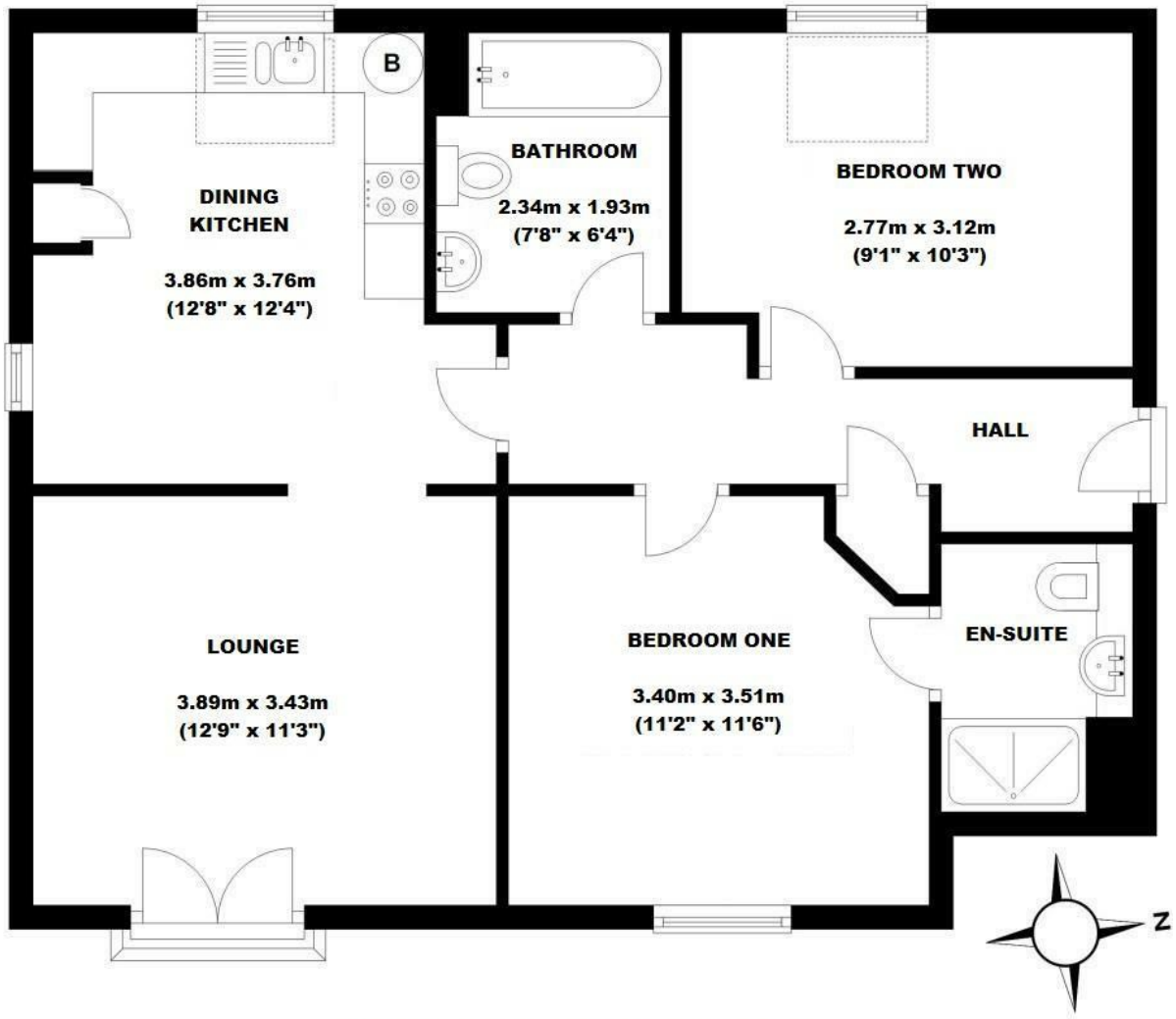






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Not to scale - for identification purposes only



