



## 102, Derwent Drive, Oakham, LE15 6SA £750 PCM

Second-floor apartment in good order situated within walking distance of town centre and offering accommodation briefly comprising Sitting room, Kitchen/Diner, two Bedrooms and Bathroom.

Allocated Parking space.

Council Tax Band: A (Rutland)  
Deposit: £865.38

### Oakham

5 Market Street  
Oakham  
Rutland LE15 6DY  
Tel: 01572 755555  
Letting Centre: 01572 755513  
[oakham@murray.co.uk](mailto:oakham@murray.co.uk)

### Stamford

Sales Enquiries  
01780 766604  
Lettings Enquiries  
01572 755513

[stamford@murray.co.uk](mailto:stamford@murray.co.uk)

### Uppingham

18 High Street East  
Uppingham  
Rutland LE15 9PZ  
Tel: 01572 822587  
Letting Centre: 01572 822587  
[uppingham@murray.co.uk](mailto:uppingham@murray.co.uk)



**SERVICES**

- Mains electricity
- Mains water supply
- Mains sewerage
- Electric storage heaters

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		74	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	