

## Apartment 1, The Watermill Apartments Station Road, South Luffenham, Oakham, LE15 8NG

Renovated Ground Floor One-Bedroom Apartment – Stylish Finish, Parking & All Utilities Included

This spacious ground floor one-bedroom apartment has been renovated to a high standard throughout, offering modern, stylish living in a convenient location. Designed with comfort and practicality in mind, the property is ideal for a single professional or couple seeking a move-in-ready home.

The accommodation features a bright, open plan living and kitchen area, finished with contemporary fittings and providing ample space for both dining and relaxing. The double bedroom is well proportioned and leads to a modern en-suite shower room, beautifully fitted with quality fixtures and finishes.

A key benefit of this property is that all utilities and council tax are included, offering a simple and cost-effective living arrangement. Externally, the property also comes with a dedicated parking space.

Available immediately, this beautifully presented apartment offers convenience, style, and excellent value — early viewing is highly recommended.

**£1,250 PCM**

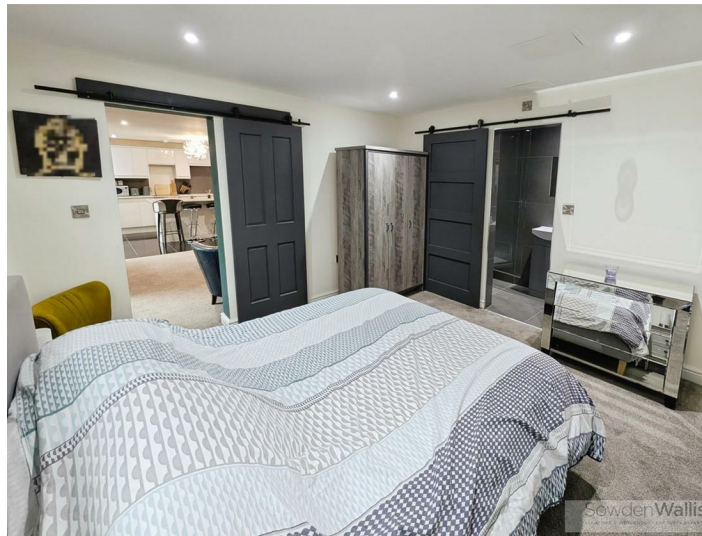
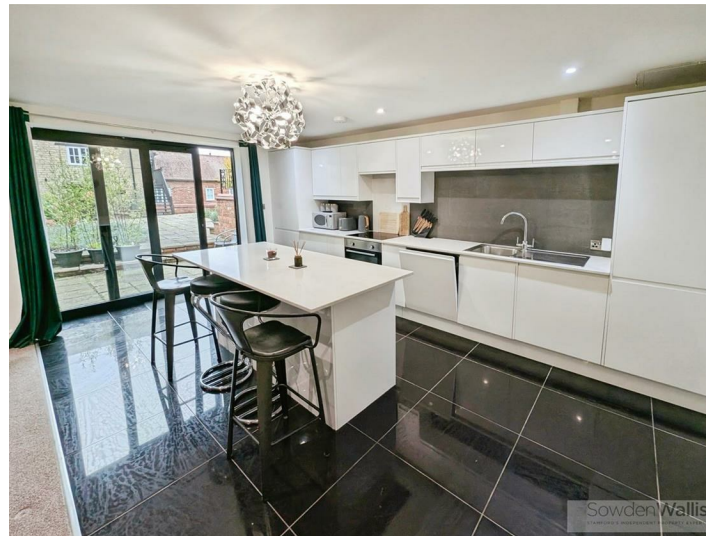
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Modern spacious one bedroom apartment
- Stylish open plan living kitchen space
- Parking spaces
- All utilities & council tax included
- EPC - TBC Council Tax - Included

- Set on the ground floor
- Double bedroom with en-suite
- Set in a Grade II Listed building
- Available now
- Holding deposit - £311 Deposit - £1557



**ACCOMMODATION:**

**Open Plan Kitchen Living Area**  
6.76m x 4.90m (22'2 x 16'1)

**Bedroom**  
3.66m x 3.104m (12' x 10'10)

**En-suite**  
3.30m max, 3.07m min x 0.94m (10'10 max, 10'1 min x 3'1)

**FLOOR PLAN:**



**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io