

6, The Cloisters Church Street, Oakham, Leicestershire, LE15

6AA

£230,000

6
The Cloisters Church Street
Oakham
Leicestershire
LE15 6AA

A fantastic opportunity to acquire this well-presented two bedroom second floor apartment situated within a sought after development overlooking the church and park.

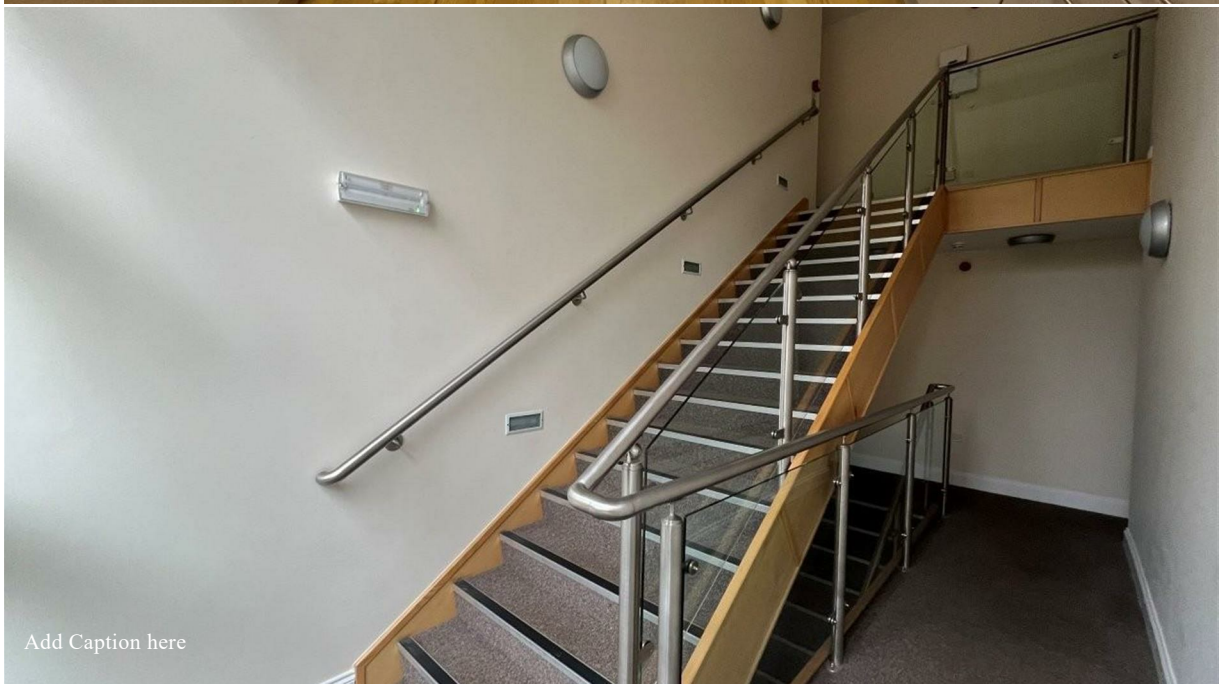
The accommodation briefly comprises a kitchen with integrated appliances, lounge, two double bedrooms, an en-suite and a further bathroom. The property has wood framed double glazing and a gas-fired central heating system. Outside there is a barrier-controlled car park with one allocated parking space.

Oakham is a well serviced town with good rail links to Cambridge, Stamford, Leicester and Birimingham. Rutland Water is also a 10 minute drive away.


Add Caption here


Add Caption here


Add Caption here


Add Caption here

Description

Discover the perfect blend of sophisticated modern living and historic charm in this exceptional two-bedroom apartment. Situated within the prestigious, gated community of The Cloisters, this first-floor residence enjoys a prime position in the heart of Oakham. The property is uniquely defined by its light-filled interiors and stunning outlooks toward the spire of All Saints Church and the leafy tranquil canopy of Cutts Close park.

The accommodation opens with a spacious and inviting entrance hall, featuring a secure intercom system and a large airing cupboard. The heart of the home is the expansive Living and Dining Room; a beautifully proportioned space that feels bright and airy thanks to double doors opening onto a private Juliette balcony.

Further double doors lead seamlessly into the high-specification Kitchen. Also benefiting from a second Juliette balcony, the kitchen is expertly fitted with a comprehensive range of contemporary wall and base units. It comes fully equipped for modern life with a suite of integrated appliances, including a gas hob with extractor, fan-assisted oven, dishwasher, washer-dryer, and fridge-freezer.

The Master Suite is a generous sanctuary, complete with a large window framing the local scenery, integrated wardrobes, and a private en-suite featuring a modern corner shower. The second double bedroom offers excellent versatility as a guest room or a premium home office, served by a well-appointed principal bathroom with a full-size bath.

Peace of mind is paramount at The Cloisters. The development is accessed via an electronic security barrier, and the apartment includes a private, allocated parking space. With the town's boutique shops, fine dining, and the train station just a short stroll away, this property offers an unparalleled lifestyle in the heart of Rutland.

Property Information

The freeholder is Cloisters Management (Oakham) Limited.

Term of the lease is 125 years from 01/01/2003 - 102 years remain.

Service Charge Payable : £1,675 per annum.

Ground Rent Payable : Peppercorn rent (if demanded)

Council Tax : Band B.

EPC : Band C.

Services :

No onward chain.

Tenure : Leasehold

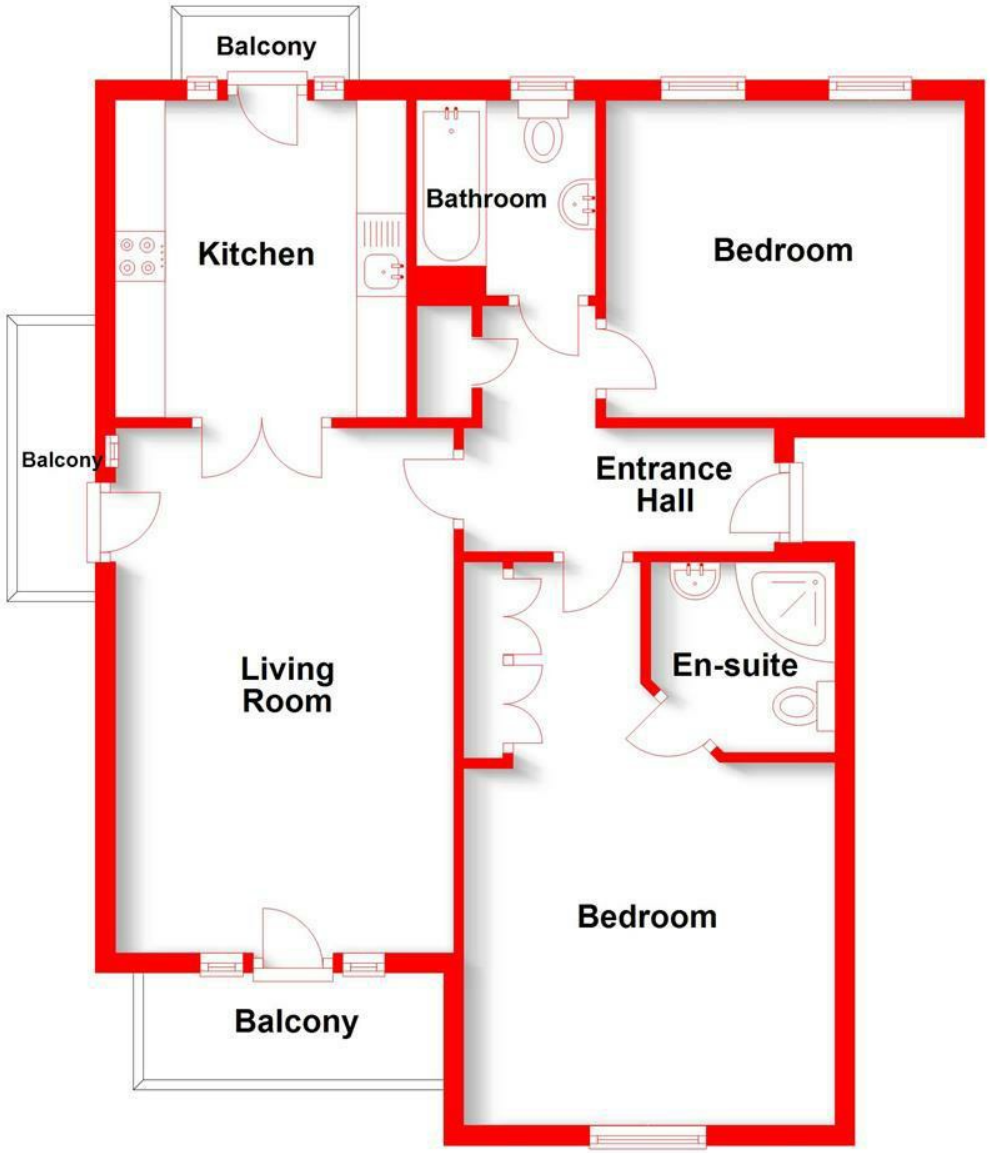

Add Caption here


Add Caption here

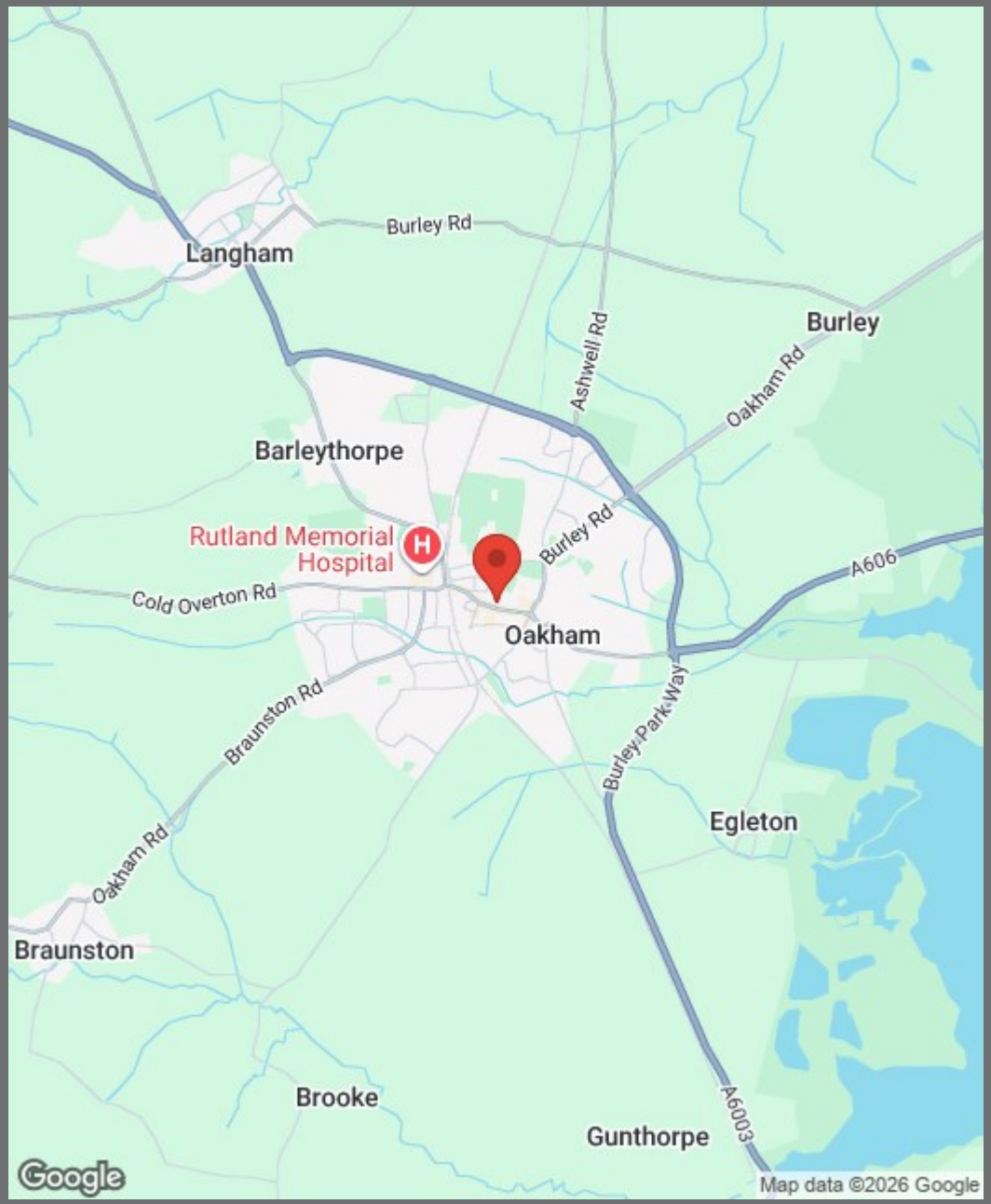

Add Caption here

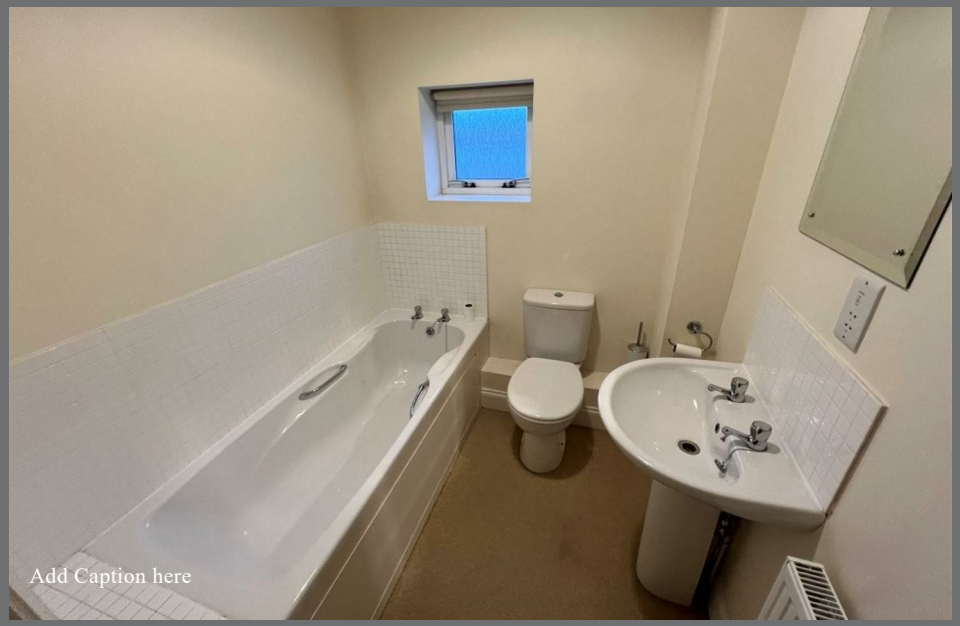

Add Caption here

Ground Floor



This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.





- Exclusive Gated Development in a prestigious Oakham town centre location.
- Stunning Views overlooking All Saints Church and Cutts Close parkland.
- Two Private Juliette Balconies creating a bright and airy living environment.
- Spacious Open-Plan Living with double doors between the lounge and kitchen.
- Fully Integrated Kitchen with premium appliances and dedicated balcony access.
- Generous Master Suite featuring fitted wardrobes and private en-suite shower.
- Second Versatile Double Bedroom ideal for guests or a home office.
- Secure Intercom Entry and electronic gated vehicle access for peace of mind.
- Allocated Private Parking within the secure, residents-only car park.
- No Onward Chain – a smooth and straightforward purchase opportunity.

Add text here

County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.