Flat 7, Watchorn Court Station Road, Oakham

£135,000

NEWTON FALLOWELL

Flat 7

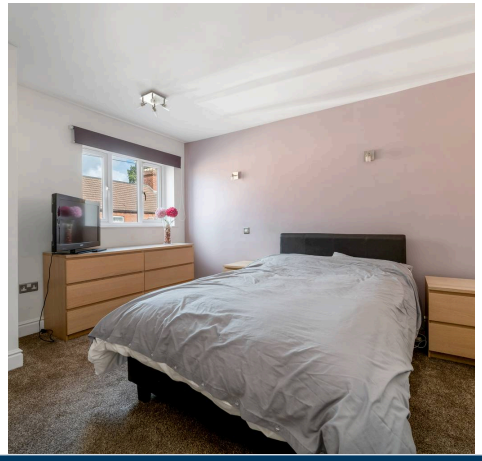
Watchorn Court Station Road, Oakham

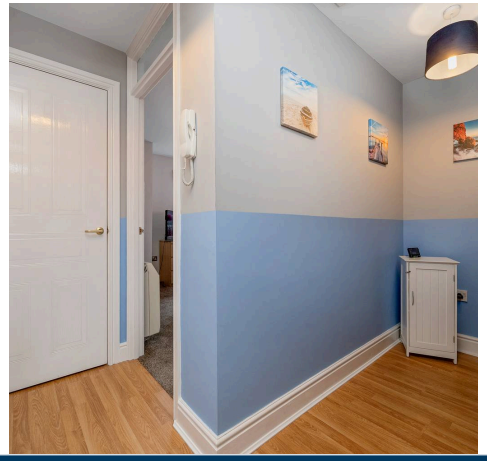
This well-presented two bedroom first floor apartment offers an exceptional opportunity to enjoy contemporary living in the heart of Oakham, with the added benefit of being offered with no onward chain.

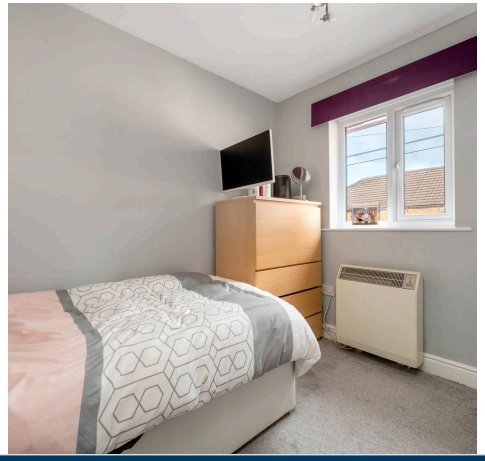
Perfectly positioned for both rail and road connections, the property is ideal for commuters or those seeking convenient access to the town's amenities. The spacious main living room welcomes you with abundant natural light and provides ample space for both relaxation and entertaining. Both bedrooms are thoughtfully designed, with built-in storage solutions that maximise space and organisation. The modern kitchen is efficiently laid out, allowing for easy meal preparation and day-to-day living, while the shower room features quality fittings and a clean, neutral finish.

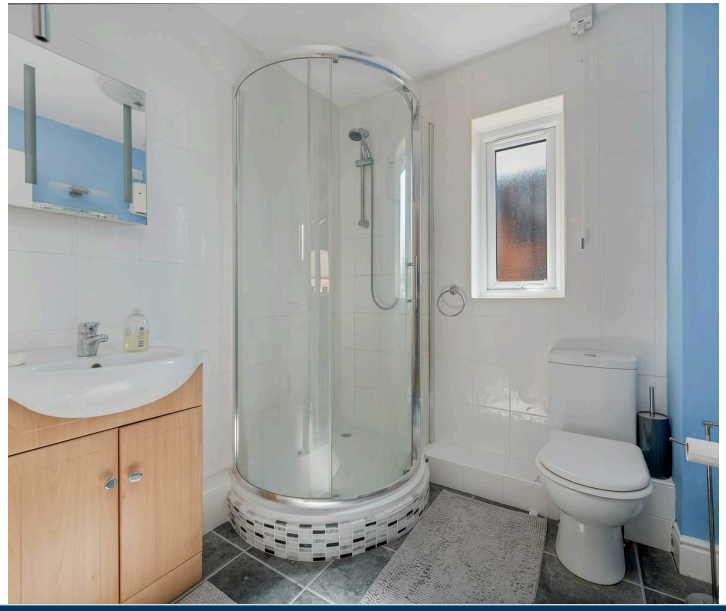
Throughout, the apartment is well-maintained and ready for immediate occupation, making it a superb choice for first-time buyers, investors, or anyone looking to downsize without compromising on comfort or location.

To the rear of the property, residents benefit from two allocated parking spaces, ensuring convenient and secure vehicle storage - a valuable asset in such a central setting. The communal areas are well-kept, providing a pleasant approach to the apartment and contributing to the overall sense of care and quality within the development. With Oakham's vibrant shops, cafes, and local facilities just a short stroll away, this apartment offers not only a comfortable home but also a lifestyle of ease and accessibility.









Living Room
14' 1" x 10' 7" (4.30m x 3.22m)

Kitchen
9' 7" x 7' 7" (2.91m x 2.30m)

Bedroom One
12' 2" x 10' 4" (3.70m x 3.15m)

Bedroom Two
9' 7" x 6' 7" (2.91m x 2.00m)

Shower Room
6' 5" x 6' 5" (1.96m x 1.95m)

Council Tax band: B

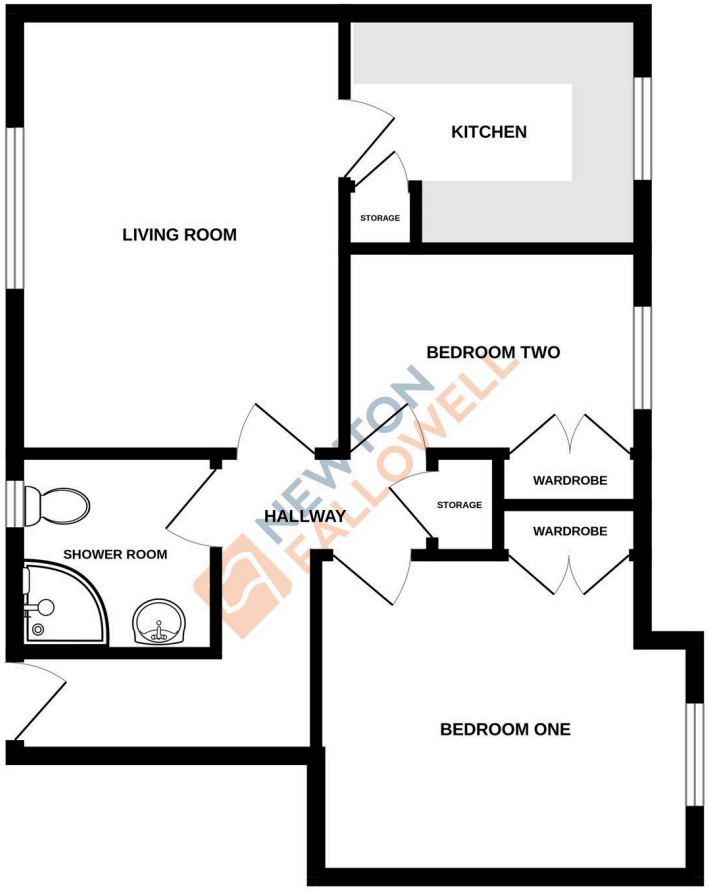
Tenure: Leasehold

EPC Energy Efficiency Rating: C

Leasehold Information

The property benefits from a 125 year lease from 1992. The current owner pays a leasehold service charge of £800.00 per annum.

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



WATCHORN COURT, STATION ROAD, OAKHAM, LE15 6QU

TOTAL FLOOR AREA : 532 sq.ft. (49.4 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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Newton Fallowell - Oakham

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