



11 Huntsmans Drive, Oakham
£140,000

 **NEWTON FALLOWELL**

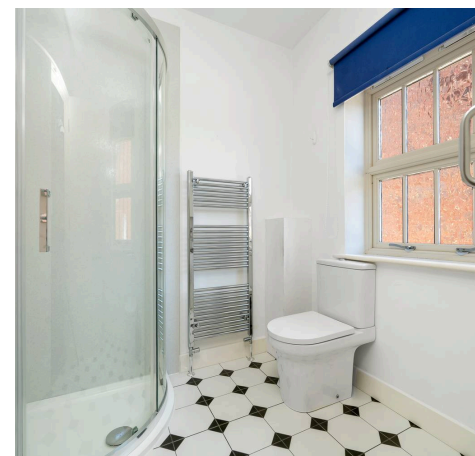
11 Huntsmans Drive

Oakham

Heather Mews is a beautifully presented one-bedroom retirement cottage, offering comfortable and well-maintained accommodation throughout and ready for immediate occupation. Situated within the highly regarded Rutland Care Village, this charming property provides the perfect balance of independent living with the reassurance of a supportive community environment. The accommodation comprises an impressive open-plan kitchen/living/dining area, a spacious double bedroom, and a modern bathroom, while further benefits include an allocated parking space.

Upon entering the cottage, you are welcomed into a spacious entrance hall leading through to the light and airy open-plan living accommodation. The living area provides a versatile space for both relaxing and dining, with patio doors opening onto the private south-facing courtyard garden, creating a wonderful extension of the living space and an ideal spot to enjoy the outdoors. The kitchen area is fitted with a range of floor and wall-mounted units, providing practical storage and workspace, with a window overlooking the front aspect. Accessed from the hallway, the property offers a comfortable double bedroom and a well-appointed bathroom. Heather Mews also benefits from a 24/7 monitored call bell system, providing complete peace of mind, along with a daily drop-in service for additional reassurance.

The beautifully maintained grounds of Rutland Care Village are cared for by professional gardeners, with a variety of communal areas and seating spaces where residents can relax and enjoy the surroundings. The development also benefits from the Brambles social club and dining room, providing a welcoming hub for socialising and community activities. Conveniently located, the property is just a short stroll from the picturesque town centre, offering a range of local amenities, public services, and excellent transport links including the train and bus stations.





Entrance Hall

6' 10" x 5' 10" (2.08m x 1.78m)

Bathroom

7' 3" x 7' 0" (2.21m x 2.13m)

Bedroom One

14' 10" x 10' 1" (4.52m x 3.07m)

Open Plan Kitchen/Dining/Living Area

25' 4" x 11' 10" (7.72m x 3.61m)

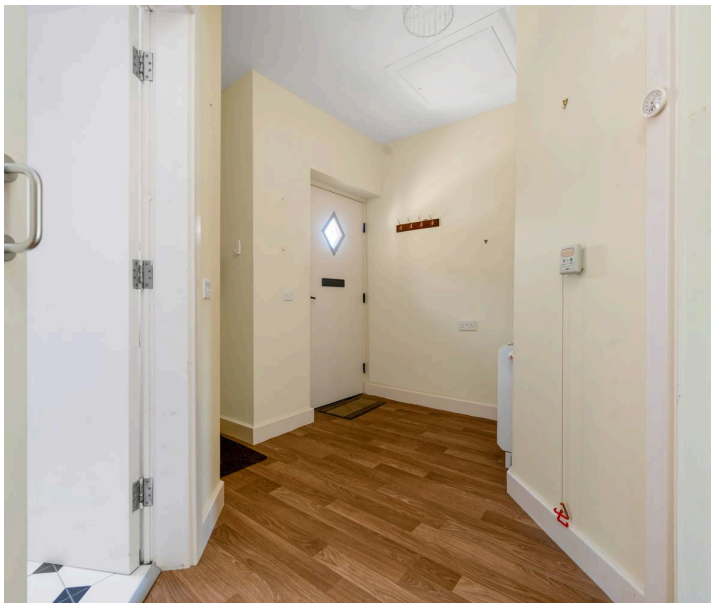
Council Tax band: B

Tenure: Leasehold

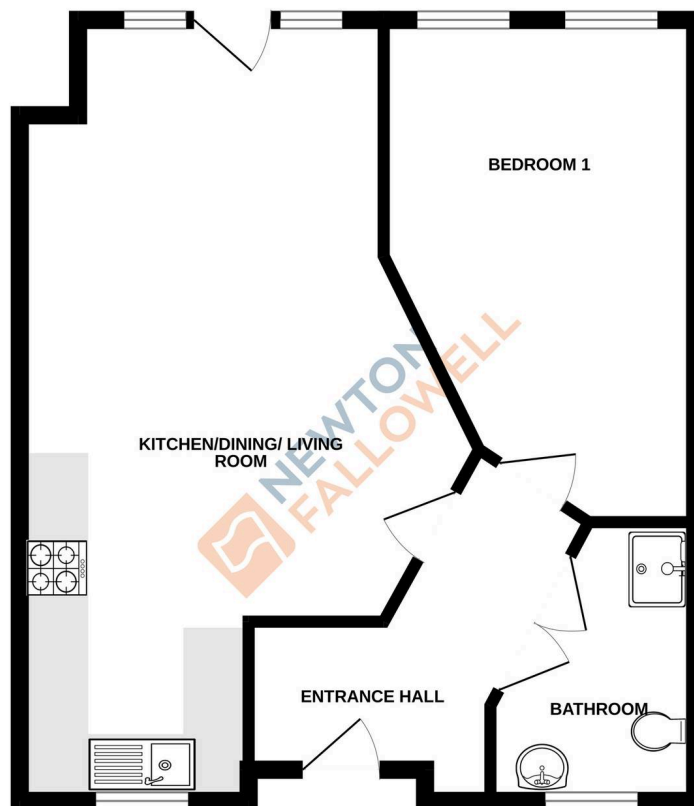
EPC Energy Efficiency Rating: C

Leasehold Information

The property benefits from a 125 year lease granted in March 2005 with approximately 104 years remaining. We are advised that the owner pays a monthly service charge of £319 per month which is payable to Prime Life Ltd.



GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA - 543 sq.ft. (50.5 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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