



## THE CLOISTERS CHURCH

OAKHAM, LE15 6AA

£695 Per month  
Part furnished

A well-presented two bedroom second floor apartment situated within a prestigious 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.

Viewing strictly by appointment with the sole agents.

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

## 2 bedroom Apartment



To locate the property from the Market Place, walk along the High Street and turn right onto Church Street. The Cloisters is situated just past the church on your left-hand side.

# Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL

with intercom phone system, airing cupboard and a radiator.

### LOUNGE

17'4 x 11'2

with 'Juliette' balcony, a radiator and double doors opening to:-

### KITCHEN

with 'Juliette' balcony, a range of wall and base units, laminate work tops, 1½ sink and drainer unit, fan assisted electric oven and gas hob with extractor hood over, integrated fridge freezer, dishwasher and washer dryer, tiled splashbacks and central heating boiler.

### MASTER BEDROOM

18'6 x 12'4 max

with fitted wardrobes and a radiator

### EN-SUITE SHOWER ROOM

with white suite comprising w.c., wash basin and corner shower, tiled splashbacks, extractor fan and a radiator.

### DOUBLE BEDROOM

11'10 x 10'8 max

with a radiator.

### BATHROOM

with white suite comprising w.c., wash basin and bath, tiled splash backs, extractor fan and a radiator.

### OUTSIDE

One parking space accessed via electronic barrier.

### STRICTLY NO PETS

### FURNISHINGS

Please note that this property is to let PART FURNISHED which means carpets/floor coverings, blinds and some integrated appliances only.

### DISCLAIMER

#### TENANT FEES

Upfront Applicant and Referencing Fees - Nil.

Under the Tenant Fees Act 2019 before the tenancy starts the following are payable: -

Deposit: 5 weeks rent (for annual rents up to Â£50,000).

Initial monthly rent

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

Under the new legislation, permitted payments will also include, but are not limited to, damage as outlined in the Tenancy Agreement, reasonable costs incurred due to loss of keys and security devices, reasonable costs incurred by breach of tenancy by the tenant(s), reasonable costs incurred by the landlord due to early termination of the tenancy as determined by the Tenant Fees Act 2019.



## TERMS

|                     |  |
|---------------------|--|
| <b>RENT:</b>        | £695 Per month, in advance, exclusive of rates and council tax.  |
| <b>DEPOSIT:</b>     | £800   |
| <b>VIEW:</b>        | Strictly by appointment with Shouler & Son.  |
| <b>COUNCIL TAX:</b> | Band B   |
| <b>EPC:</b>         | This property has an Energy Performance Efficiency Rating Band C.<br>Ref<br>A full copy of the EPC is available upon request or can be downloaded from: <a href="http://www.epcregister.com/">http://www.epcregister.com/</a>  |
| <b>REDRESS:</b>     | Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a> |



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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 79                      | 79        |
| (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 |           |