



## 6 FURLEY COURT OAKHAM, LE15 6QY

£750 Per month  
Unfurnished

A fantastic opportunity to reside in this spacious modern TWO bedroom mews style town house situated in the heart of the popular market town of Oakham. This property benefits from gas-fired central heating and double glazed windows. The accommodation is spread across three floors and briefly comprises an open plan lounge/dining kitchen, utility room, ground floor w.c., two bedrooms, and a bathroom. Outside there is a single garage and off-road parking is available.

Oakham is a popular market town with many amenities. The train station also has good links to Birmingham, Leicester, Peterborough and Cambridge.

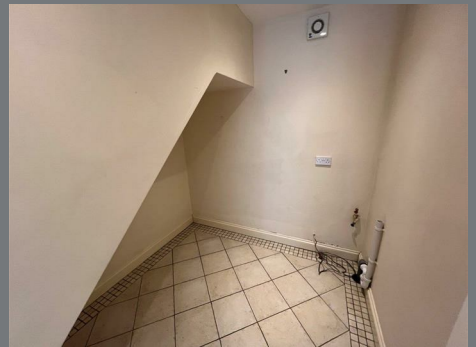
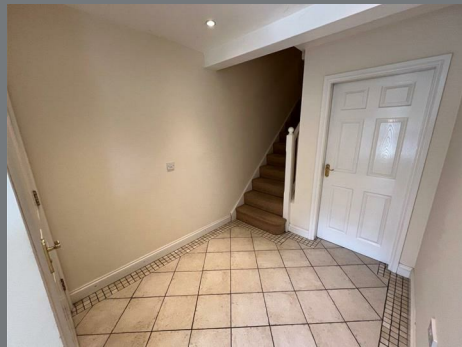
Viewing strictly by appointment with the sole agents.

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



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

# 2 bedroom House - Mid Terrace



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with a radiator, tiled flooring, and stairs to first floor.

GROUND FLOOR W.C. with a pedestal wash basin, w.c., radiator and tiled flooring.

UTILITY ROOM with plumbing for a washing machine, a radiator, and tiled flooring.

STAIRS TO FIRST FLOOR LANDING with an airing cupboard housing hot water tank, and a radiator, leading to:-

OPEN PLAN LOUNGE/KITCHEN/DINER (19.4 x 16.4 ft) with a range of shaker style wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, inset gas hob, stainless steel extractor fan, integral Electric Oven, integral slimline dishwasher, integral fridge with freezer box, tiled splashbacks, breakfast bar, laminate flooring to kitchen area, recessed spotlights, a radiator and French doors.

STAIRS TO SECOND FLOOR LANDING with an airing cupboard and Velux window, leading to:-

DOUBLE BEDROOM (13.7 x 8.11 ft) with a television point, recessed spotlights, and a radiator.

DOUBLE BEDROOM (10.3 x 7.4 ft) with recessed spotlights and a radiator.

BATHROOM a recently renovated suite comprising a panelled bath, w.c., pedestal wash basin, and shower cubicle with mixer shower, a radiator, tiled splashbacks and Velux window.

OUTSIDE Single garage with up and over door. Parking is situated to the left hand side as you enter the development.

### LOCATION

To locate the property from Oakham, take Melton Road (B640) out of the town centre. Before crossing the railway turn right onto Station and then right again onto Northgate. Furley Court is situated immediately on your left hand side and is approached by a block paved entrance drive.

### TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Rutland county council : Band C.

Deposit : £865

Term : A 12 month assured shorthold tenancy is offered with a motly periodic tenancy thereafter.

INTERNET : ADSL and Fibre broadband available.

Services : Mains electricity, gas, water and drainage.

EPC : D rating.

STRICTLY NO PETS PERMITTED

### 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 £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.

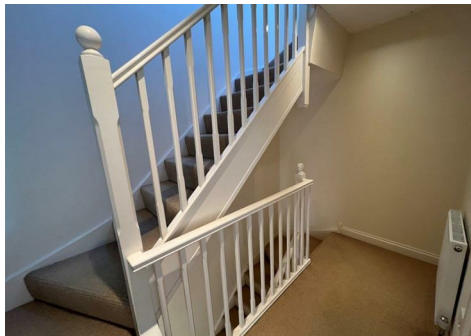
#### Property Redress

REDRESS: 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: <https://www.ukala.org.uk/>

Client Money Protection

We have client money protection. The name of our scheme is: UKALA (UK Association of Letting Agents).

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.



## TERMS

<b>RENT:</b>	£750 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£865
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band C
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band D. Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
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