

6, The Cloisters Church Street, Oakham, Leicestershire, LE15 6AA
£695 Per month

EST. 1846
SHOULERS
RESIDENTIAL | RURAL | COMMERCIAL

6
The Cloisters Church Street
Oakham
Leicestershire
LE15 6AA

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.


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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.



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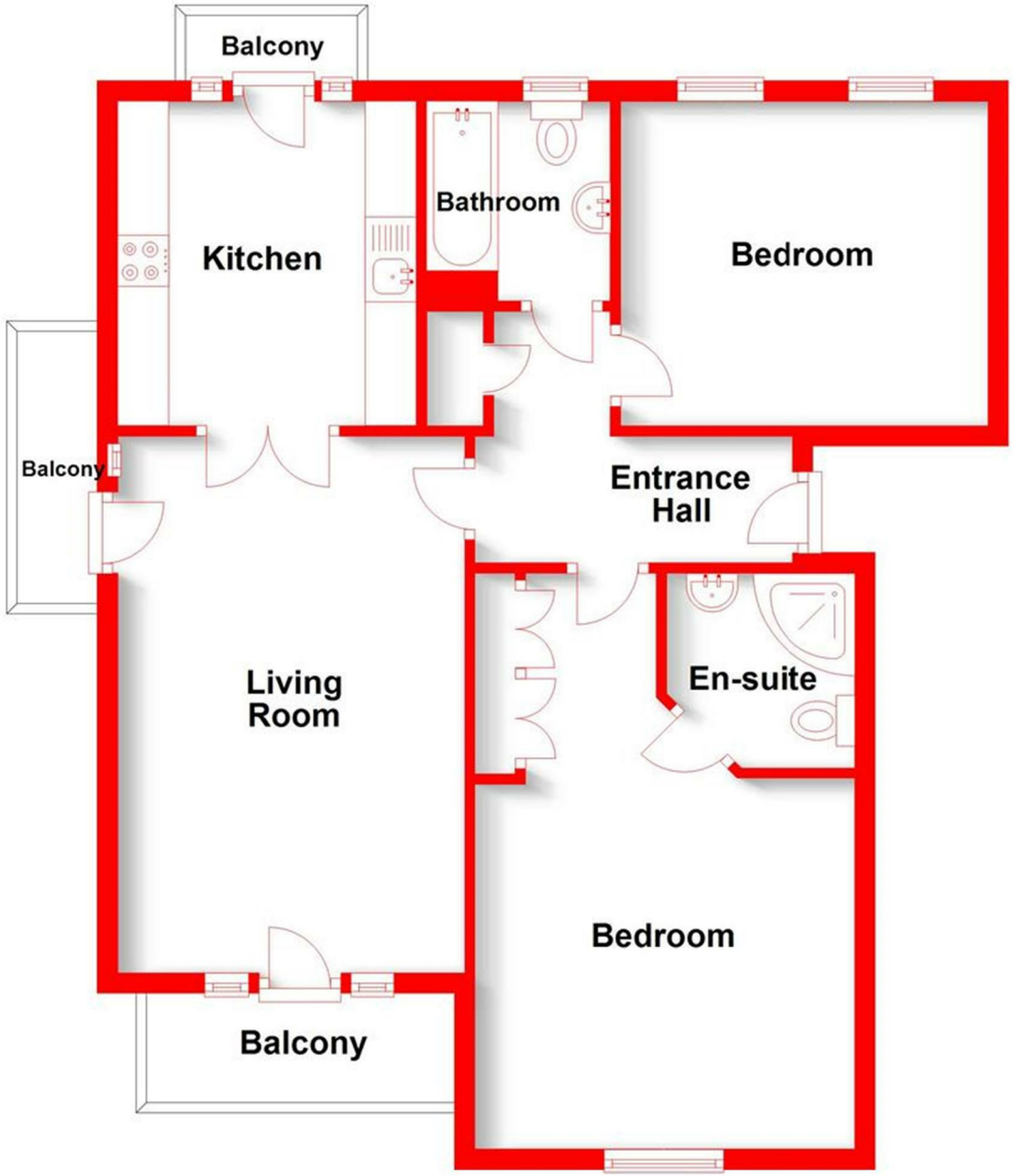
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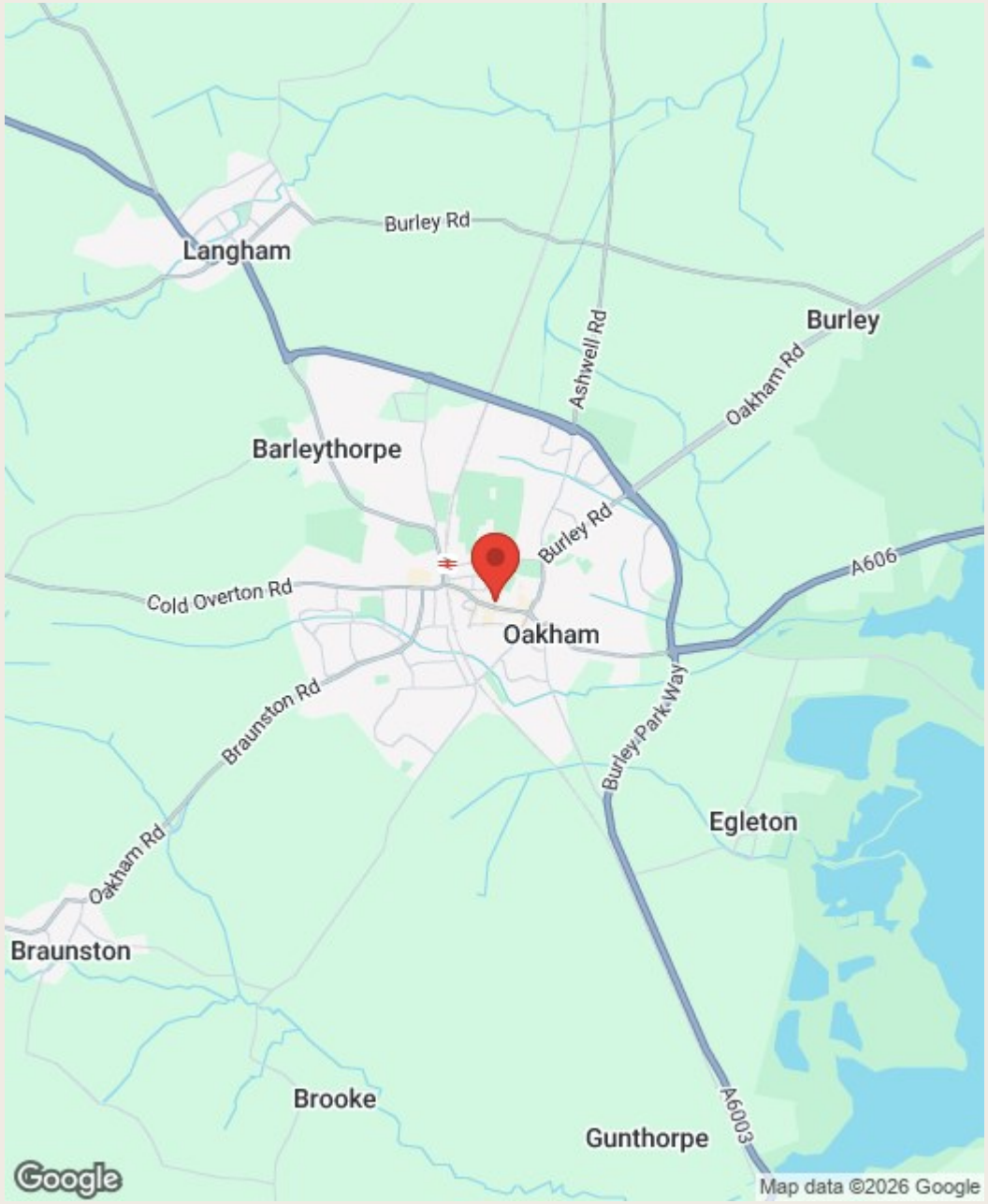


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Balcony
Kitchen
Bathroom
Bedroom
Balcony
Entrance
Hall
Living
Room
En-suite
Bedroom
Balcony



Add Caption here

- BARRIER CONTROLLED CAR PARK
- TWO DOUBLE BEDROOMS
- TOP FLOOR APARTMENT
- JULIETTE BALCONIES
- MODERN LIVING
- CLOSE TO ALL AMENITIES

Add text here

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