



Saxon Gardens, Oakham
Asking Price £250,000



Located in the heart of the historical town of Oakham in Rutland, this apartment combines modern living with the added benefit of assisted living with an excellent communal lounge and larger than average gardens. This first storey residence is one of the largest on the development with a good-sized lounge diner and well-equipped kitchen. The larger than average bedroom benefits from a walk-in wardrobe and there is a well-equipped shower room.

Saxon Gardens has a beautiful and elegant communal lounge, and the communal garden is a great place for people to meet and socialise. Tesco Superstore is conveniently located next door and is accessed via the front door of the apartment block.

Tenure: Leasehold, 997 years left on the Lease

All Mains services

EPC: B

Council Tax included in Service Charge

The property is in an Assisted Living Managed Block.

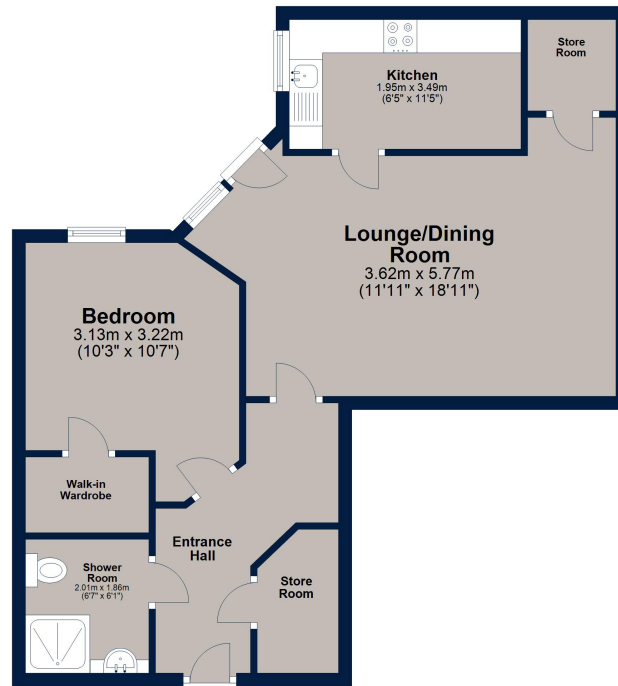
Ground Rent and Service charges will apply.





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Ground Floor



Total area: approx. 58.1 sq. metres (625.5 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo
Plan produced using PlanUp.



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Oakham is a highly popular market town, offering a range of amenities and services including restaurants, shops, bars, doctor's surgery, hospital and both primary/secondary schooling. There is a bus station providing regular services around the town and through to neighbouring villages and towns, as well as a train station with direct links to further towns and cities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

