

West Walk, West Road Oakham  
Asking Price Of £139,995



This contemporary one-bedroom apartment is set within a beautifully converted former shoe factory and arranged over two stylishly designed floors. Recently refurbished throughout, the property offers a very modern interior finished in neutral tones that enhance the light and spacious feel.

The layout includes a well-appointed dining kitchen and an inviting living room, both thoughtfully updated to a high standard.

Residents benefit from allocated parking and access to a stunning, architect-designed communal entrance hall that perfectly complements the building's unique character.

TENURE: Share of Freehold

Electric and Water Connected

EPC: E

COUNCIL TAX:

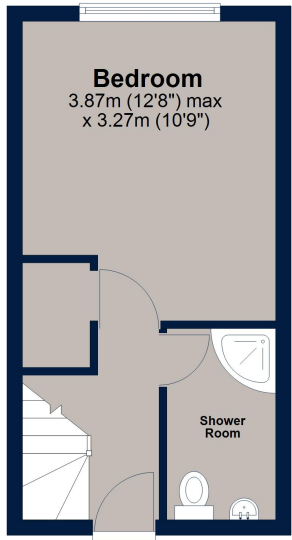
SERVICE CHARGE: Ask Agent for more details



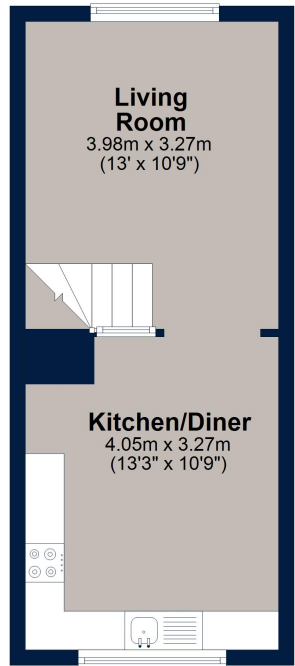


# West Walk, West Road, Oakham

**First Floor**  
Approx. 21.1 sq. metres (226.7 sq. feet)



**Second Floor**  
Approx. 26.6 sq. metres (285.8 sq. feet)



**Total area: approx. 47.6 sq. metres (512.5 sq. feet)**

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
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		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements