



Offers Over £250,000 | Leasehold

Park Lane, Oakham, Rutland, LE15 6PG





## Key Features & Description

- Guide Price £250,000 - £275,000
- First Floor Apartment
- Three Bedrooms
- Driveway Parking for several Vehicles
- Enclosed Garden
- Open Plan Living Room/Diner
- Utility Room
- Available with no forward Chain
- EPC Rating C | Council Tax Band B
- Service Charge £tbc PA | Ground rent £tbc PA | 959 years

A spacious and modern three-bedroom first-floor apartment, ideally positioned within easy reach of Oakham town centre and its wide range of amenities. Extending to over 1,100 sq ft of well-appointed accommodation, this attractive home offers both comfort and practicality throughout.

The property is entered via a private entrance hall, providing a welcoming sense of arrival and useful space for storage. The accommodation has been thoughtfully laid out to include a generous open-plan kitchen/dining area, ideal for both everyday living and entertaining, alongside a separate, well-proportioned living room offering a relaxing retreat.

There are three good-sized bedrooms, complemented by a family bathroom fitted with both a bath and a separate shower. The bathroom also has planning approval for a window which was granted last year. The apartment further benefits from gas central heating and double glazing, ensuring warmth and energy efficiency all year round.

Externally, the property enjoys off-road parking for several vehicles and an enclosed, low-maintenance garden, perfect for those seeking outdoor space without the upkeep. Available with no forward chain.

### TOWN LIFE

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.



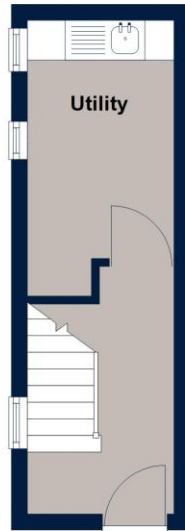
## First Floor

Approx. 94.9 sq. metres (1021.1 sq. feet)



## Ground Floor

Approx. 11.4 sq. metres (122.8 sq. feet)



Total area: approx. 106.3 sq. metres (1143.8 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. [www.m-photo.pro](http://www.m-photo.pro)  
Plan produced using PlanUp.

### Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.