



**Saxon Gardens, Penn Street**  
Oakham, Rutland, LE15 6DF



## Saxon Gardens, Penn Street Oakham, Rutland, LE15 6DF £289,950 Leasehold

Set within the delightful Saxon Gardens development, only a short walk from Oakham's bustling town centre, train station and local amenities is this modern, luxury and extremely well presented ground floor apartment, providing well considered accommodation including a spacious living area, fully fitted kitchen, two generous bedrooms with a walk-in wardrobe, luxury shower room & separate WC. This quirky and deceptively spacious apartment should be viewed to fully appreciate the space on offer.

Saxon Gardens is an exclusively designed development, exclusively for the over 70's providing one and two bedrooms apartments located within the heart of Oakham. Here you will enjoy the benefits of owning your own home, free from the worries of external maintenance or gardening and with like-minded retirees as your neighbours. These beautiful apartments have built-in security and lifestyle features that help make the practicalities of day-to-day life easier for you. One of the key benefits of Retirement Living PLUS is the flexible care and support packages that are built around your needs.

McCarthy & Stone offer a range of different purchase / rental options within the development to make these exclusive apartments available for all. To find out more about the Saxon Gardens development, contact Newton Fallowell, Oakham today to start your move to easier living. Properties are selling quickly within the development so contact us first to check the availability and up to date prices.





### Entrance Hall

14'9 x 8'2 (4.50m x 2.49m)

### Living Room

20'11 x 10'7 (6.38m x 3.23m)

### Kitchen

8'7 x 7'8" (2.62m x 2.37m)

### Bedroom One

12'11 x 9'11 (3.94m x 3.02m)

### Walk In Wardrobe

6'3 x 4'2 (1.91m x 1.27m)

### Bedroom Two

16'1 x 10'1 (4.90m x 3.07m)

### Wet Room

7'4 x 7'0 (2.24m x 2.13m)

### W.C

6'10 x 3'4 (2.08m x 1.02m)

### Storage Cupboard

10'7 x 4'2 (3.23m x 1.27m)

### Leasehold Information

We are advised that a 999-year lease was assigned on 1st January 2019. A Ground Rent of £217.50 is payable half-yearly. The service charge is £652.40 per month. Please contact Newton Fallowell for further details.



**COUNCIL TAX INFORMATION:**

Local Authority: Rutland cc  
Council Tax Band: C

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.

58  
77.27 SQ. M  
831.71 SQ. FT



Living Room (Max)	20' 0" x 10' 10"	6096mm x 3294mm
Kitchen (Max)	8' 1" x 9' 11"	2473mm x 3030mm
Shower Room (Max)	7' 4" x 7' 1"	2247mm x 2147mm
WC	3' 5" x 6' 11"	1050mm x 2100mm
Bedroom 1 (Max)	17' 3" x 10' 1"	5251mm x 3064mm
Bedroom 2 (Max)	16' 1" x 10' 0"	4894mm x 3050mm



t: 01572 335005  
e: oakham@newtonfallowell.co.uk  
www.newtonfallowell.co.uk

