



Connells

Westgate Court St. Annes Close
Oakham

Westgate Court St. Annes Close Oakham LE15 6AZ

for sale
£102,500



Property Description

Occupying a first floor position within the well-maintained Westgate Court development, this one-bedroom flat offers practical and well-arranged accommodation, ideal for a range of purchasers including first-time buyers, downsizers and investors alike.

The property is accessed via a communal entrance with stairs rising to the first floor. Internally, the flat opens into a private entrance hall, providing access to all principal rooms.

The main living space is a bright and airy open-plan lounge/kitchen, offering a versatile area for both relaxing and dining. The kitchen is fitted with a range of wall and base units, work surfaces and integrated cooking appliances, together with useful storage and breakfast bar-style seating.

The bedroom is a comfortable double room with space for freestanding furniture, while the bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC.

Externally, the property benefits from allocated off-road parking and access to a communal garden, adding to the appeal of this low-maintenance home. The development is conveniently positioned for access to Oakham town centre and its wide

range of amenities, including shops, restaurants, transport links and local services.

Entrance Hall

Accessed via a communal entrance, the private hallway provides a welcoming entry point to the property, finished with wood-effect flooring, wall-mounted electric heater and intercom system. Doors lead through to all principal rooms, offering a practical layout.

Open-Plan Lounge/Kitchen:

Lounge Area

A bright and spacious living area with a rear-aspect double glazed window allowing for plenty of natural light. The room is finished with wood-effect flooring and neutral décor, providing a versatile space for both seating and dining arrangements.

Kitchen Area

Fitted with a range of modern wall and base units with complementary work surfaces, the kitchen benefits from an inset sink and drainer, integrated electric hob with oven beneath, washer/dryer, tiled splashbacks and space for appliances. A useful breakfast bar provides additional preparation space and informal seating.



Bedroom

A well-proportioned double bedroom featuring a rear-aspect double glazed window, allowing for good natural light. The room offers space for freestanding furniture and is finished with carpet flooring, electric wall mounted heater and neutral décor.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, low-level WC and wash hand basin. The room is finished with tiled walls and lino flooring, and further benefits from a heated towel rail and a useful airing cupboard with an immersion heater providing additional storage.

Outside

The property benefits from allocated off-road parking and access to a communal garden, providing outdoor space for residents.

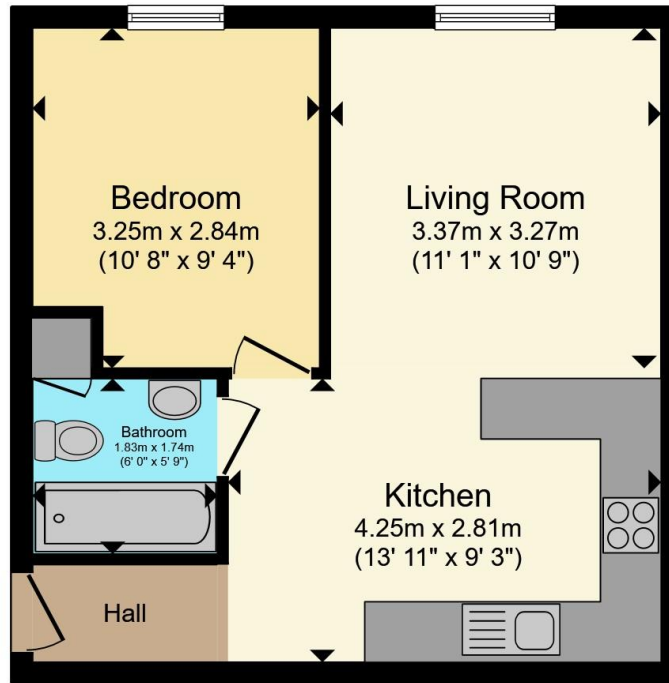
Agent's Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









1st Floor

Total floor area 39.0 m² (420 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: C Council Tax
 Band: A

Service Charge:
 1187.66

Ground Rent:
 1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MOW307959

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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