



OAKHAM

6 FURLEY COURT, RUTLAND, LE15 6QY

£600 p.m.x.
Part Furnished

A rare opportunity to reside in this two bedroom mews style town house situated in the popular market town of Oakham. This modern property is finished to a good standard, and has gas-fired central heating and double glazed windows. The accommodation is spread across three floors and briefly comprises an open plan lounge/dining kitchen, utility room, ground floor w.c., two bedrooms, and a bathroom. Outside there is a single garage and off-road parking is available.

Viewing is strictly by appointment with the agents.

Tel: 01664 410166

www.shoulers.co.uk



Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

Modern three storey property

ACCOMMODATION

ENTRANCE HALL with a radiator, tiled flooring, and stairs to first floor.

GROUND FLOOR W.C. with a pedestal wash basin, w.c., radiator and tiled flooring.

UTILITY ROOM with plumbing for a washing machine, a radiator, and tiled flooring.

STAIRS TO FIRST FLOOR LANDING with an airing cupboard housing hot water tank, and a radiator, leading to:-

OPEN PLAN LOUNGE/KITCHEN/DINER (19.4 x 16.4 ft) with a range of shaker style wall and base units, stainless steel sink and drainer unit as set in laminate work surfaces, inset gas hob, stainless steel extractor fan, integral Neff Electric Oven, integral Neff slimline dishwasher, integral fridge with freezer box, tiled splashbacks, breakfast bar, laminate flooring to kitchen area, recessed spotlights, a radiator and French doors.

STAIRS TO SECOND FLOOR LANDING with an airing cupboard and Velux window, leading to:-

DOUBLE BEDROOM (13.7 x 8.11 ft) with a television point, recessed spotlights, and a radiator.

DOUBLE BEDROOM (10.3 x 7.4 ft) with recessed spotlights and a radiator.

BATHROOM with white suite comprising a panelled bath, w.c., pedestal wash basin, and shower cubicle with mixer shower, a radiator, tiled splashbacks and Velux window.

OUTSIDE

Single garage with up and over door.

Designated parking space for one car situated on your left hand side when you enter the development.

TERMS

RENT: £600 per calendar month, in advance, exclusive of rates and council tax.

DEPOSIT: £725

FEES: A non-refundable referencing fee of £60 (including VAT) per person is payable on application. A further £195 (including VAT) per property is payable, that being the cost of the inventory and agreement.

TERM: A one year shorthold tenancy is offered.

SERVICES: Mains electricity, gas, water and drainage.

VIEW: Strictly by appointment with Shouler & Son.

COUNCIL TAX: Band C.

EPC: This property has an Energy Performance Efficiency Rating Band D.

Ref: 0368-9970-7292-6618-8924

A full copy of the EPC is available upon request or can be downloaded from:

<http://www.epcregister.com/>

LOCATION

To locate the property from Oakham, take Melton Road (B640) out of the town centre. Before crossing the railway turn right onto Station and then right again onto Northgate. Furley Court is situated immediately on your left hand side and is approached by a block paved entrance drive.

STRICTLY NO PETS

Please note that this property is to let **PART FURNISHED** which generally means carpets and curtains only.



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Wilton Lodge, 1 Wilton Road,
Melton Mowbray, Leicestershire, LE13 0UJ

Tel: 01664 410166

www.shoulers.co.uk
lettings@shoulers.co.uk