moores
ESTATE AGENTS.COM









Kimball Close, Oakham

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

A beautifully presented ground-floor apartment forming part of an exclusive character development, with open-plan living, original features, communal gardens, allocated parking and access to a residents' paddock.

- Attractive Ground-Floor Apartment
- Open-Plan Living/Dining Kitchen
- Allocated & Visitor Parking
- Residents' Paddock
- Exclusive Character Development
- Retaining Original Character Features
- Communal Landscaped Gardens
- Historic Former Cottesmore Hunt Development



















Property Type: Flat

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

A most attractive ground-floor apartment forming part of this exclusive character development, conveniently positioned for Oakham and offering an ideal opportunity for first-time buyers, investors or those looking for a lock-up-and-leave home.

The apartment retains plenty of character, including exposed brickwork, combined with a contemporary finish. The accommodation comprises a communal entrance with security intercom, private entrance/boot room, inner hallway with storage, and an open-plan living/dining kitchen providing an excellent sociable living space.

There are two double bedrooms together with a well-appointed bathroom. The property also benefits from gas central heating and double glazing.

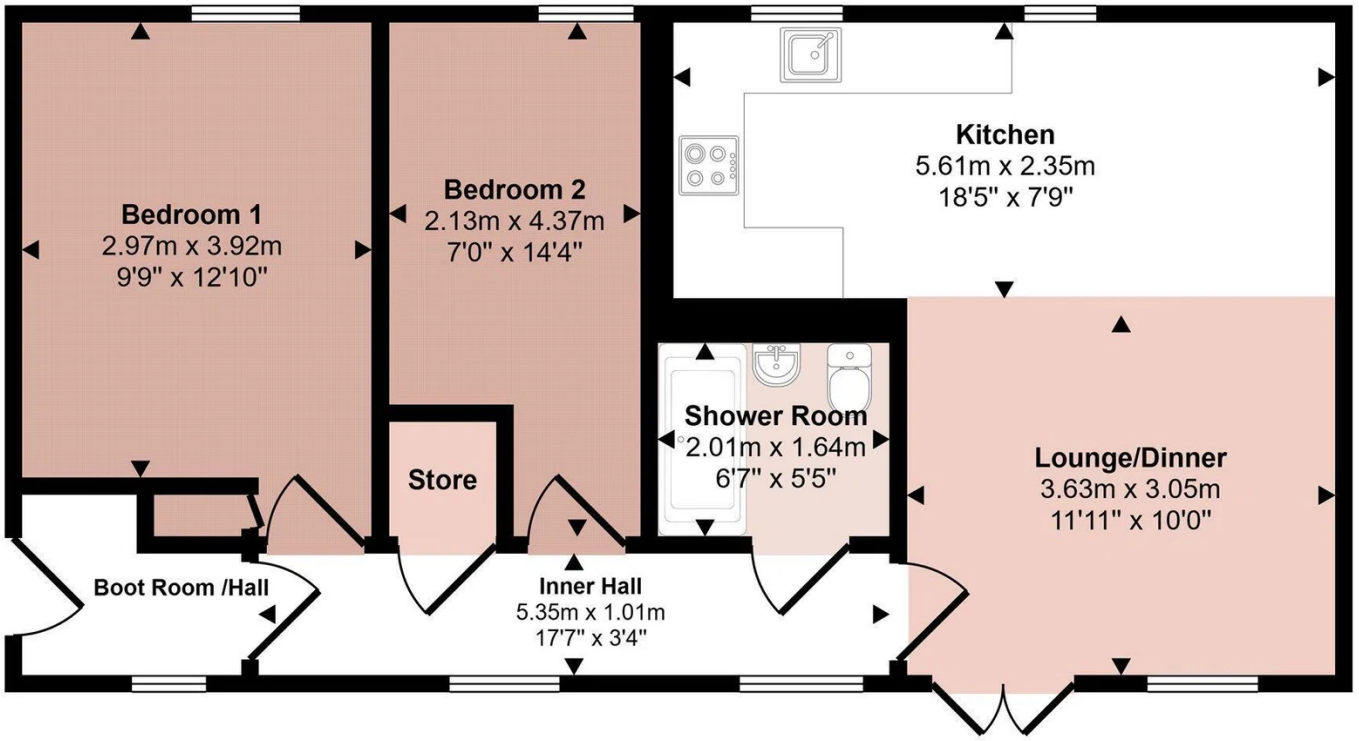
Outside are attractive communal gardens with established borders and a seating area, together with allocated and visitor parking. Residents also have the benefit of access to a paddock within the development.

Originally built in 1889 for the Cottesmore Hunt, the development has been sympathetically converted into a collection of individual character properties whilst retaining much of its original charm.

Location

Oakham is a popular Rutland market town offering an excellent range of shops, restaurants, schooling and leisure facilities, with Rutland Water nearby and good road and rail connections to Stamford, Peterborough and Leicester.

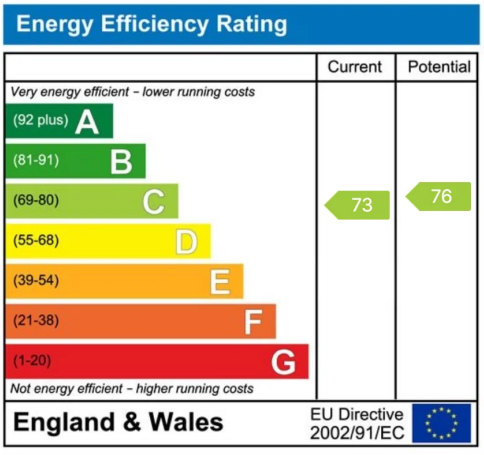
Approx Gross Internal Area
62 sq m / 669 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





To book a viewing call our area experts:

Moores Property Hub	01572 757979
Moores Move to the Country	02030 111361
Melton	01664 491610
Uppingham	01572 821935
Stamford	01780 484555
Grantham Meet & Greet	01476 855618
Peterborough Meet & Greet	01733 788888
A1 Meet & Greet Stoke Rochford	

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part there of. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise, 3. Moore V Lid trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.