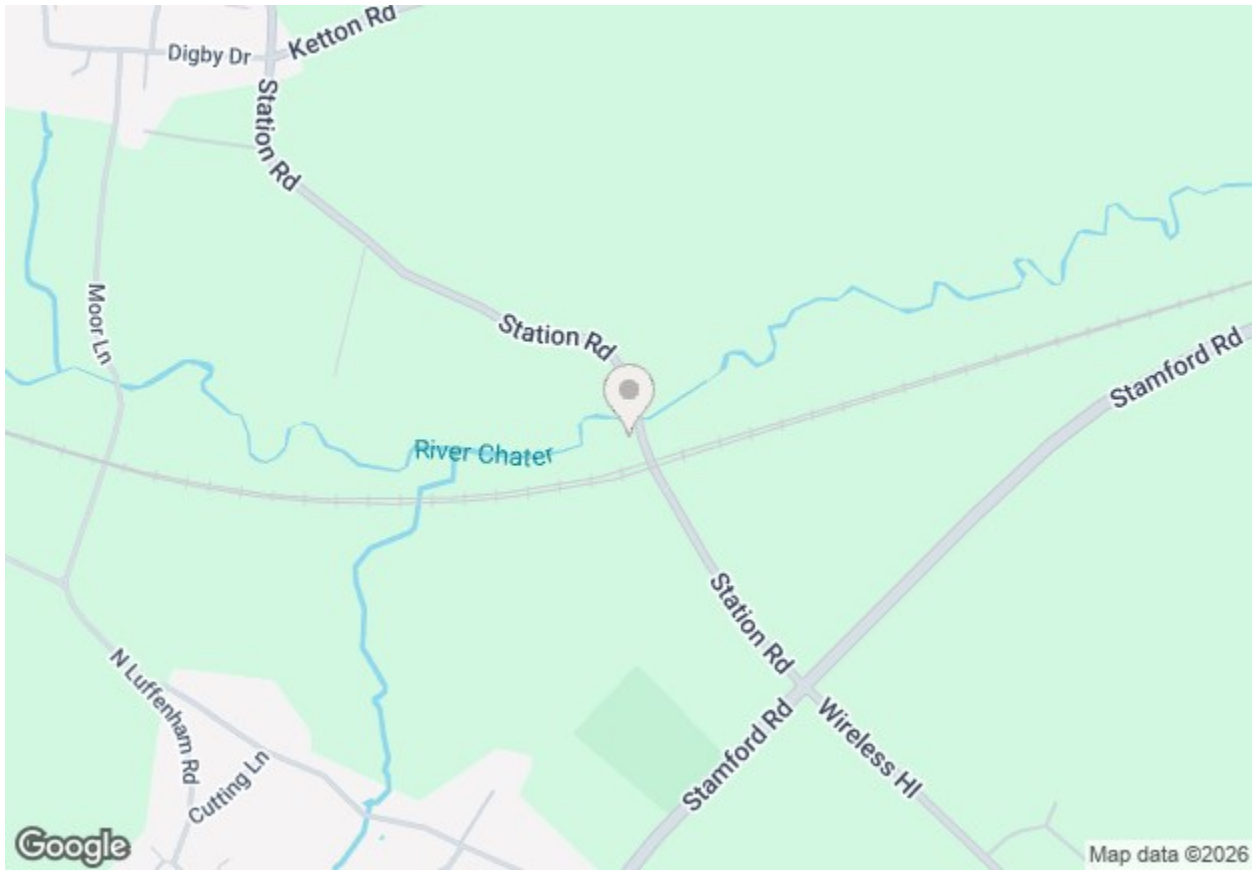




Attic View Watermill Apartments, Station Road, South Luffenham, Oakham,  
LE15 8NG

Situated on the exclusive Watermill development, conveniently positioned near the A47, is this stunning second floor apartment, forming part of a beautifully converted watermill.

The apartment consists of a large open plan kitchen dining living space with modern units and built in appliances, furnished with a sofa, TV, dining table and dining chairs, all set under a stunning vaulted ceiling with character beams. There is a substantial bedroom offering a double bed, wardrobes and a free standing bath set on a tiled plinth, creating a feeling of hotel luxury.

The cost of the apartment includes all utility bills, council tax and Fibre Broadband. There is also 2 parking spaces on site for tenants and ample visitor parking.

£1,700 PCM

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Converted Watermill Apartment
  - Vaulted Open Plan Kitchen/Living Space
  - Two Parking Spaces
  - Available Immediately
  - Deposit - £1,961
- All bills, council tax and broadband included
  - Fantastic Character Features
  - Located near the A47, Oakham and Stamford
  - EPC - C Council Tax - N/A

ACCOMMODATION:

Entrance Hallway

Kitchen

3.61m x 2.36m (11'10 x 7'09)

Living/Dining Area

6.10m x 4.70m (20'00 x 15'05)

Shower Room

Bedroom

4.11m x 5.00m (13'06 x 16'05)

FLOOR PLAN:

