



## **Flat 6 Waltham House, Glen Drive, Oakham, Rutland LE15 6RH £295 p.m.x Part Furnished**

A 1 bedroom mid terraced bungalow situated in this popular area close to the town centre. The property has fitted carpets throughout and has a refitted bathroom. There are 2 allocated parking spaces. This property would suit a single professional person.

Viewing is strictly by appointment with the sole agents.

**Tel: (01664) 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)

## LOCATION

Leave the town centre via Mill Street, continue into Brooke Road. Cross the railway into Welland Way and turn left into Glen Drive. Follow the road round and Waltham House can be found on the right hand side. Take the driveway to the right hand side of the main block and there are a row of bungalows to the rear. No.6 will be found on your right.

## TERMS

<b>RENT:</b>	£295 per calendar month, in advance, exclusive of rates and council tax
<b>DEPOSIT:</b>	£350
<b>FEES:</b>	£100 being cost of the inventory and agreement fee plus VAT
<b>APPLICATION FEE:</b>	£40 inc VAT
<b>TERM:</b>	A one year shorthold tenancy is offered
<b>SERVICES:</b>	Mains electricity, gas, water and drainage
<b>VIEW:</b>	Strictly by appointment with Shouler & Son
<b>COUNCIL TAX:</b>	Band A
<b>EPC:</b>	Available for inspection at the Agents office

## ACCOMMODATION

**Kitchen** with wall and base units, stainless steel sink and drainer unit, roll top laminate work surface, Bosch washer dryer, gas cooker and hob, Lec freestanding fridge/freezer and tiled splashback

**Lounge** with Living flame gas fire

**Rear Single Bedroom** with television point

**Bathroom** with white suite comprising shower, wash basin with vanity unit beneath and low flush w.c.

### OUTSIDE

Courtyard garden to rear with shed and washing line  
2 allocated parking spaces

### STRICTLY NO PETS

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

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Web Site: [www.shoulers.co.uk](http://www.shoulers.co.uk)

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These particulars are intended to give a fair description but their accuracy is not guaranteed, nor do they constitute an offer or contract. Negotiations must be conducted through Shouler & Son, the Owner's agents.

PLEASE NOTE: All dimensions given above are by the professional representative.