



**Glaston Road, Morcott**  
Oakham, Rutland, LE15 9DL

**NEWTON**FALLOWELL 



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**£950 Per Calendar Month**

AVAILABLE FROM MID APRIL! - Set on the edge of the delightful Rutland Village of Morcott sits this Fully Furnished TWO BEDROOM Second Floor Apartment WITH ALL BILLS INCLUDED & WIFI. The property boasts an open plan living/dining area, a separate kitchen with integrated and freestanding appliances, a two double bedrooms, a shower room, a dedicated parking space and a communal garden with stunning views.

The property is approached to the rear of the Morcott Country Lounge, which offers a Bar & Cafe facilities along with evening dining. On the approach, there are several parking spaces set to one side of the building which have been designated as private parking for the residents of the apartment. From here, a pathway with mature shrubs and trees either side leads to the communal garden which is of a generous size and hosts a range of outdoor furniture which is available for use. The apartment is set to the second floor with is accessed via a communal outdoor staircase with balcony leading to a further shared inner hall, and then a private entrance door which leads directly in to the kitchen. Here there are a range of fitted units, surface areas and white goods. This leads into a hallway with doors to the two double bedrooms, shower room and furnished living / dining area with a sofa, television, table and chairs. The bedrooms offer double beds, open hanging rail and a chest of drawers with towels & linen provided. There is a modern ensuite shower room with double shower, wash hand basin and WC,

Available for SHORT TERM OR LONG TERM LET





**Shared Entrance**

**Stairs to Second Floor**

**Kitchen**

11 x 8'3 (3.35m x 2.51m)

**Hallway**

29 x 4'11 (inc eaves) (8.84m x 1.50m (inc eaves))

**Shower Room**

8'4 x 6'9 (plus eaves) (2.54m x 2.06m (plus eaves))

**Bedroom Two**

10'8 x 7'2 (plus eaves) (3.25m x 2.18m (plus eaves))

**Bedroom One**

11'5 x 7'2 (plus eaves) (3.48m x 2.18m (plus eaves))

**Open Plan Living / Dining Area**

17'3 x 11'5 (5.26m x 3.48m)



GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.

**AGENTS NOTE – DRAFT PARTICULARS:**

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Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services.



**NEWTON  
FALLOWELL**

t: 01572335005

e: oakham@newtonfallowell.co.uk

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



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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