



LONSDALE PARK
BARLEYTHORPE ROAD, OAKHAM

JAMES
SELICKS

COMMUNAL LIVING AREA



“... TWO-BEDROOM RETIREMENT APARTMENT ...”

A well-presented, two-bedroom retirement apartment with its own patio area and only a short walk from Oakham town centre.

Kitchen • One Reception Room • Two Double Bedrooms • Two Shower Rooms • Ground Floor Level • Private Patio Area • Communal Garden & Lounge • Town Centre Location

Accommodation

Enter the property into an entrance hall with a large storage cupboard and doors leading to the accommodation. To the right of the entrance hall is the spacious living/dining room, a bright and welcoming area featuring a single glazed door at the far end opening out to the apartment's own private patio.

A door from the living/dining room opens into the modern, compact kitchen, which is fitted with a range of integrated appliances including a ceramic hob with extractor over, single oven, and fridge freezer.

To the right of the entrance hall are two well-proportioned bedrooms. The primary bedroom enjoys the added benefit of an ensuite shower room, while the second bedroom offers ample space for free-standing furniture. Both rooms are light and comfortable, with the primary also featuring a large built-in wardrobe. The property's accommodation is completed by a modern shower room comprising a large walk-in shower, wash hand basin, low flush lavatory, and a heated towel rail.

Outside

The property benefits from access to a beautifully landscaped communal garden, providing a peaceful outdoor space for residents to enjoy.



Location

Oakham is an attractive, historic market town at the heart of Rutland, offering a full range of shops and facilities. The town features excellent primary and secondary schools, with independent schools nearby in Oakham, Stamford, and Uppingham. Conveniently located, Oakham provides easy access to major centres including Leicester, Peterborough, Corby, and Kettering, all with mainline trains to London in under an hour. Surrounded by beautiful countryside and close to Rutland Water, Oakham offers a variety of outdoor activities such as sailing, cycling, fishing, and walking, making it a popular and desirable place to live.

Services & Council Tax

The property is offered to the market with all mains services and electric heating.

Rutland County Council – Tax Band C

Tenure

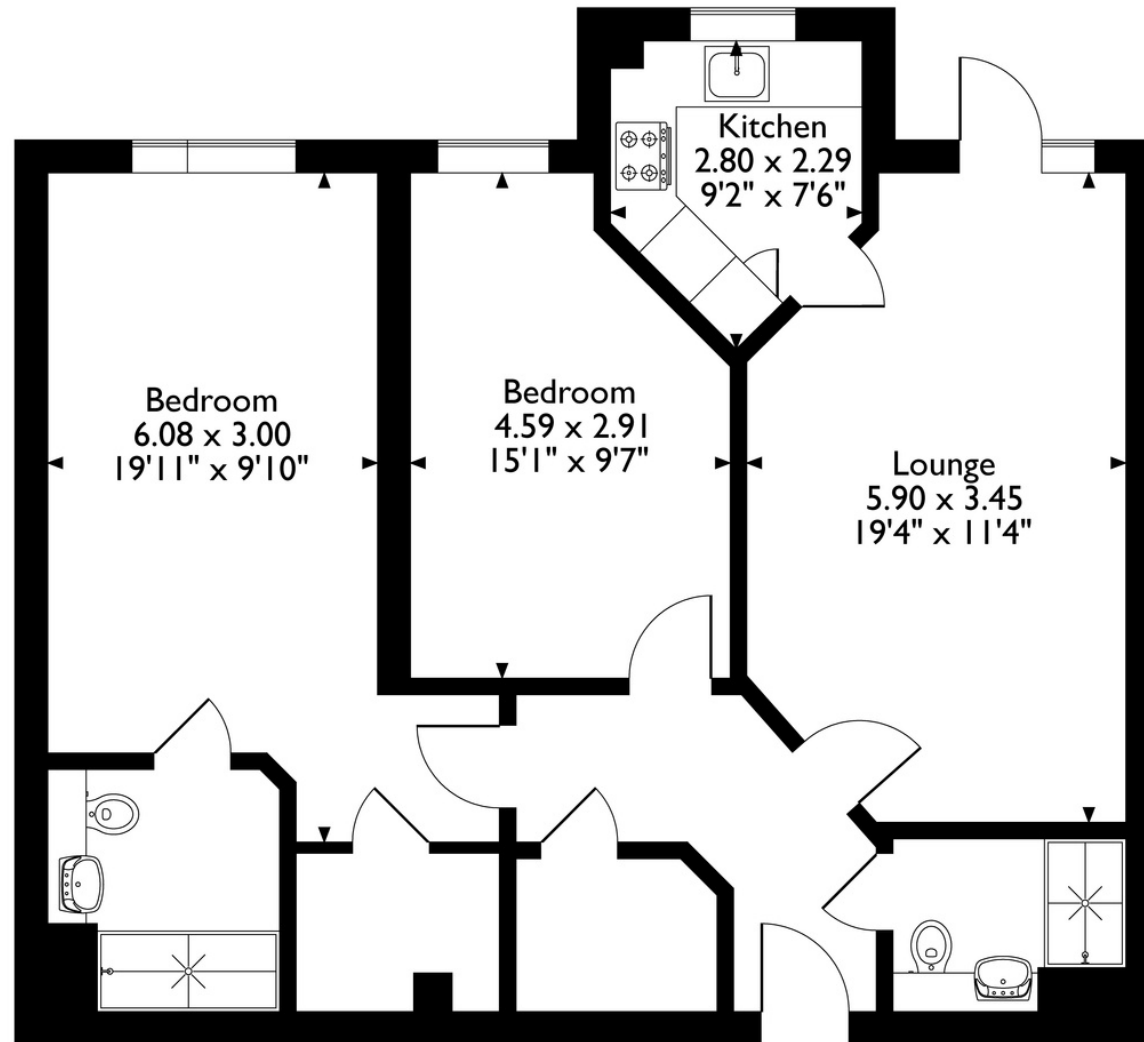
Leasehold



Apartment 14 Lonsdale Park, Barleythorpe Road, Oakham, Rutland LE15 6QJ

House Total Approx. Gross Internal Floor Area **840 ft² / 78 m²**

Measurements are approximate, not to scale, for illustrative purposes only.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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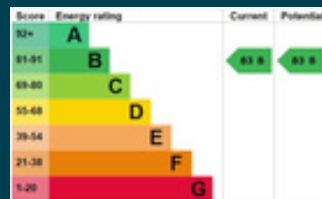
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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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