



HAYDOCK AVENUE

BARLEYTHORPE, RUTLAND

JAMES
SELICKS

“... TWO-BEDROOM, GROUND FLOOR APARTMENT ...”

A modern and energy-efficient, two-bedroom, ground floor apartment with an allocated parking space, set on a popular new development within walking distance of Oakham town centre.

Entrance Hall • Kitchen • Lounge/Dining Room • Two Bedrooms
• Bathroom • Private Outdoor Seating Area • Allocated Parking Space • Ground Floor Apartment • Edge of Town Location • EER - B •

Accommodation

Enter the apartment into a spacious entrance hall providing access to the accommodation. To the far end of the hall is the open plan kitchen living room, the lounge/dining room has French doors opening out to a small seating area. The kitchen itself has a good range of fitted units with all integrated appliances to include a gas hob, single oven, and fridge freezer.

The two bedrooms sit off to the left of the hallway, one double bedroom and one single bedroom both with built-in wardrobes. Both bedrooms are served by a separate bathroom comprising a shower bath, wash hand basin and low flush lavatory.

Tenure Leasehold

Ground Rent: £250 per annum

Service Charge: £1,394.95 per annum

Years Remaining on Lease: 92





Services

The property is offered to the market with all mains services and gas-fired central heating.

Council Tax

Rutland County Council - Tax Band A.

Location

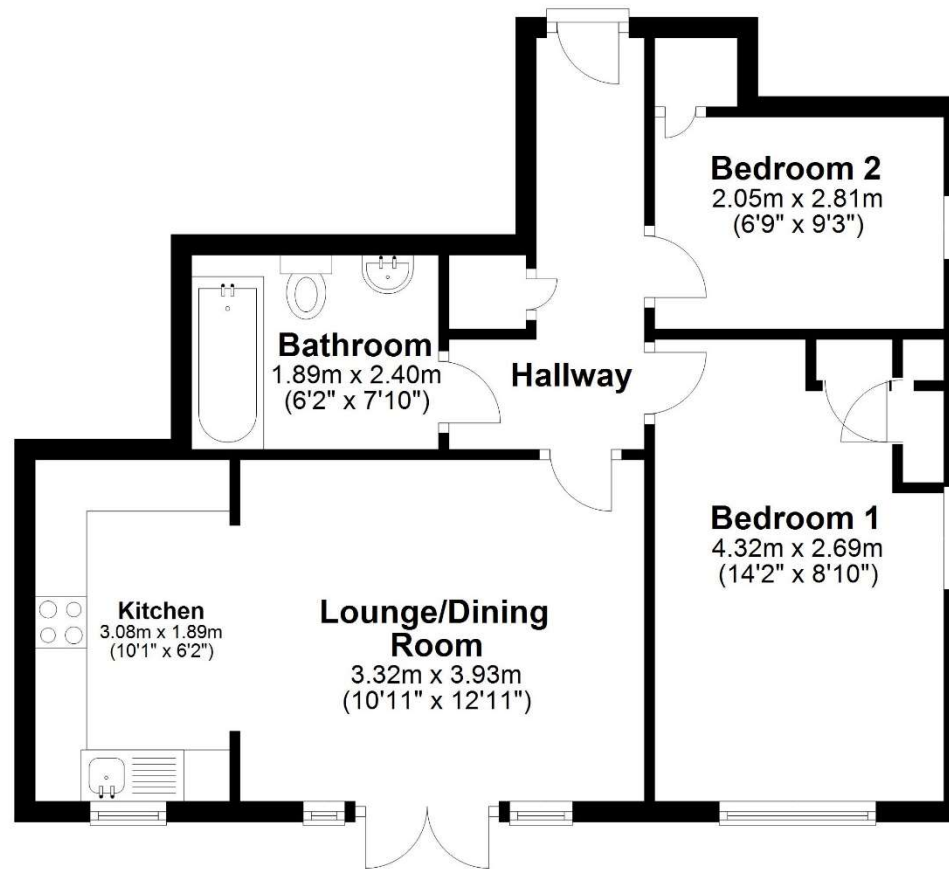
Barleythorpe is a Rutland village situated between the market town of Oakham and the village of Langham. Oakham being an attractive and historic market town with a full range of shops and other facilities including a train station. The area provides excellent schooling, both state and public with Catmose College and Harrington sixth form both having received outstanding Ofsted reports and sitting only a couple of minutes' walk from this property.



Apartment 4, Haydock Avenue, Barleythorpe, Oakham, Rutland LE15 7JA

House Total Approx. Gross Internal Floor Area = 528.3 ft² / 49.1 m²

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



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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.

